Return to:

VYLLA, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024

FILE NO. 101-10154944

Karen Johnson Davidson County
Batch# 340762 DEEDQC
01/09/2020 10:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200109-0003129

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL D TAYLOR	MICHAEL D TAYLOR	051 11 0 028.00
500 FREDA VILLA MADISON, TN 37115	500 FREDA VILLA MADISON, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MICHAEL D. TAYLOR, A MARRIED MAN WHO ACQUIRED TITLE AS A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **MICHAEL D. TAYLOR, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 98 ON THE PLAN OF OAKLAND ACRES, SECTION 10, AS OF RECORD IN BOOK 2900, PAGE 140, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT 98 FRONTS 137 FEET ON THE NORTHERLY SIDE OF FREDA VILLA AND EXTENDS BACK 326.7 FEET ON THE EASTERLY LINE AND 234.9 FEET ON THE WESTERLY LINE TO A DEAD LINE WHICH IS A BROKEN LINE, MEASURING 194.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL D. TAYLOR BY A DEED DATED JUNE 2, 2000 AND RECORDED JUNE 7, 2000, IN INSTRUMENT NO. 200006070056895, IN THE COUNTY CLERK'S OFFICE OF DAVIDSON, STATE OF TENNESSEE.

Property known as, 500 FREDA VILLA, MADISON, TN 37115

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3 day of January, 2020

MICHAEL D. TAYLOR

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ella K. Butler of the state and county mentioned, personally appeared **MICHAEL D. TAYLOR** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 09/09/2020

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 3 day of January, 2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public
My commission expires: 09/07/2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 98 on the Plan of Oakland Acres, Section 10, as of record in Book 2900, Page 140, Register's Office for said County. Said Lot 98 fronts 137 feet on the northerly side of Freda Villa and extends back 326.7 feet on the Easterly line and 234.9 feet on the Westerly line to a dead line which is a broken line, measuring 194.6 feet thereon.