QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 348332 DEEDQC
01/24/2020 12:53:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200124-0008895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip Taylor	**Same**	
(NAME)	(NAME)	
710 Oneida Ave		**071-12-0 230.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TURNKEY BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHILLIP TAYLOR ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 157 ON THE MAP OF VICTORY HEIGHTS SUBDIVISION OF RECORD IN BOOK 1130, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 157 FRONTS 60 FEET ON THE SOUTH SIDE OF ONEIDA AVENUE AND RUNS BACK BETWEEN LINES, 208 FEET ON THE WEST LINE, 196 FEET ON THE EAST LINE TO A DEAD LINE ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP TAYLOR AND TURNKEY BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM KIMBERLY S. DOZIER, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NUMBER 20190821-0083690, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **710 Oneida Ave., Nashville, TN 37207**

Witness our hands this the 23 day of January, 2020.

TURNKEY BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Percy Baker

By: Percy Baker
Its: Member

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 23 day of January, 2020, before me personally appeared **Percy Baker**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of **Turnkey Builders, LLC, A Tennessee Limited Liability Company** the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name **Turnkey Builders, LLC, A Tennessee Limited Liability Company**, as Member.

Witness my hand and official seal, this the 23 day of January, 2020.

Notary Public

My Commission Expires: 10/21/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY