Karen Johnson Davidson County
Batch# 373241 DEEDQC
03/17/2020 09:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200317-0029317

Instrument Prepared By and Return to:
Gore & Reynolds, PLLC
121 First Avenue South, Suite 200
Franklin, TN 37064

653047

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Madison Lee Taylor	NEW OWNER	033 16 0 002.00
Allison Nicks Taylor		
4306 Adelaide Court		
Mt. Juliet, TN 37122		

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KEVIN TAYLOR, Trustee of the Testamentary Trust created by under the Will of Thomas B. Taylor died 09/29/2012** called the Grantor hereby quitclaims and conveys its interest unto **MADISON LEE TAYLOR AND ALLISON NICKS TAYLOR** hereinafter called the Grantees, the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 232, on the plan of SECTION THREE, PRIMROSE ACRES, as shown on plat of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

The said Thomas B. Taylor died testate on 09/29/2012, devising subject property to Grace Christine Taylor, as to a life estate interest, and to Kevin Lee Taylor, in Trust for Madison Lee Taylor and Allison Nicks Taylor as to the remainderman as evidenced in File No. 12P1691, Probate Court Clerk's Office for Davidson County, Tennessee, and further evidenced by the Last Will and Testament of record in Instrument 201510010099729, and Affidavit of Heirship in Instrument 201512070122812, Register's Office for Davidson County, Tennessee.

Grace Christine Taylor has since died on 12/21/2019, eliminating the life estate interest.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Said Property is more commonly referred to as 920 Sun Valley Drive, Madison Tennessee 37115.

WITNESS MY HAND, on this 3rd day of March, 2020.

KEVIN TAYLOR, Trustee of the Thomas B. Taylor Testamentary Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kevin Taylor**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Testamentary Trust of Thomas B. Taylor**, a Testamentary Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of March, 2020.

Notary Public

My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2020.

Notary Public

My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

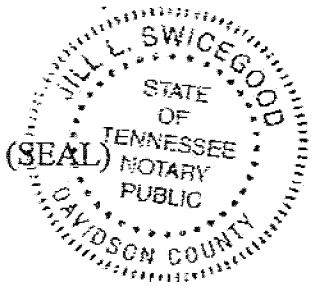
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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