Karen Johnson Davidson County
Batch# 389388 DEEDQC
04/21/2020 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200421-0041886

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

TNT35, LLC
3009 Barnes Bend Dr.
Antioch TN 37013

Send Tax Bill to:
Owner

Map-Parcel Numbers:
136-10-0A 020.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15 day of April, 2020.

Notary Public

My Commission Expires:
11/7/21

MARK BELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TRENT N. TAYLOR, AN UNMARRIED MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TNT35, LLC, A LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 102 Lake Forest Ct, Nashville, TN 37217.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15th day of Apr., 2020.

Trent N. Taylor by Michelle C Taylor as attorney in fact.
Trent N. Taylor
BY: Michelle C. Taylor as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

On this 15th day of April, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Michelle C. Taylor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Trent N. Taylor by Durable POWER OF ATTORNEY dated December 12, 2019, and who acknowledged that he executed the same as the free act and deed of Trent N. Taylor.

Witness my hand and official seal this 15th day of Apr., 2020.

My commission expires: 1/17/21 Notary Public

MARK E. [illegible] NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 7A, as shown on the Plan of A Revision of Lots 7 & 8 on the Condominium Site Plan, Lots 3-10, 63 & 64, Section Two Priest Lake Forest, of record in Book 5190, Page 752, amending Plat Book 5800, page 116, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Trent N. Taylor, an unmarried man, from Melissa Dean Sustarich and spouse, Evan Martin Sustarich, by Warranty Deed dated 10/21/2019, of record in Instrument No.20191022-0108071, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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