QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 392782 DEEDQC
04/28/2020 01:50:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200428-0044327

A-PT-20-710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF APRIL, 2020.

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Taylormade Contracting, LLC	**New Owner**	
(NAME)	(NAME)	
116B Archwood Dr.		**071-12-0-230.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **PHILLIP TAYLOR, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units A and B, 710 Oneida Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for 710 Oneida Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Nc. 20200409-0037653, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Kimberly S. Dozier by Warranty deed from Robert L. McCoin and wife, Beverly McCoin of record in Instrument No. 20060719-0086967 Register's Office for Davidson County, Tennessee, dated July 17, 2006 and recorded on July 19, 2006.

Being part of the same property conveyed to Philip Taylor and Turnkey Builders, LLC, a Tennessee Limited liability Company, a Tennessee Limited liability Company by Warranty deed from Kimberly S. Dozier, an unmarried woman of record in Instrument No. 20190821-0083690 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 21, 2019.

Being part of the same property conveyed to Philip Taylor by Quitclaim deed from Turnkey Builders, LLC, a Tennessee Limited liability Company of record in Instrument No. 20200124-0008895 Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on January 24, 2020.

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

Witness my/our hand(s) this the 21st DAY OF APRIL, 2020.

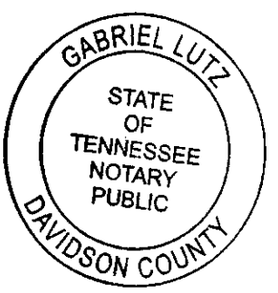
Phillip Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of April, 2020.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212