Karen Johnson Davidson County
Batch# 474487 DEEDQC
09/14/2020 08:18:19 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200914-0104140

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: RJT Properties LLC
17327 Central Pike
Lebanon, TN 37090

Send tax notice to: RJT Properties LLC
17327 Central Pike
Lebanon, TN 37090

Map and Parcel No. 096 13 0 138.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **ROBERT J. TAYLOR JR. AND DEBORAH S. TAYLOR**, husband and wife ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **RJT PROPERTIES LLC** ("Grantee"), Grantors' entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See attached Exhibit A.

Description is taken from prior deed of record. This is improved real property commonly known as 901 Shauna Drive, Nashville, Tennessee 37214.

Being the same property conveyed to Robert J. Taylor, Jr. and wife, Debbie Taylor*, from Robert H. Petty by warranty deed, of record in Book 11260, Page 047, Register's Office for Davison County, Tennessee.

*Debbie Taylor and Deborah S. Taylor are one and the same person.

GRANTORS' SIGNATURES

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 4 day of Sept, 2020.

ROBERT J. TAYLOR JR.

DEBORAH S. TAYLOR

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **ROBERT J. TAYLOR JR. AND DEBORAH S. TAYLOR** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that each executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2020.

NOTARY PUBLIC

JULIE T. MOSS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 11, 2021
COUNTY OF WILLIAMSON

My Commission Expires: 07/11/2021

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0).

AFFIANT

Sworn to and subscribed to before me on the 4th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 07/11/2021

JULIE T. MOSS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 11, 2021
COUNTY OF WILLIAMSON

EXHIBIT A

Map and Parcel: 096 13 0 138.00

Being Lot No. 18 on the Plan of Malvin Heights, as of record in Book 2330, page 83, Register's Office for said County. Said Lot No. 18 begins at a point on the easterly margin of Shauna Drive, the common front corner of Lots No. 18 and 20; thence with the line between said lots eastwardly 134.5 feet to a concrete monument; thence northwardly 120 feet to a point on the southerly margin of Allen Road; thence with said margin of said road westwardly 120 feet to a concrete monument at the beginning of a curve having a radius of 19.7 feet; thence around said curve southwardly 31.24 feet to a concrete monument on the easterly margin of Shauna Drive; thence with said margin of said drive southwardly 118.99 feet to the point of beginning.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including an easement for sanitary sewers and storm drainage across Lot 19, filed of record in Book 5569, page 178; and easements, covenants and conditions as shown on the Plan of record in Book 2330, page 83, said Register's Office, which shows an owner's certificate and an amendment to said Plat in Book 6038, page 351, said Register's Office, showing a change from a Reserved Parcel to Lot 19; and easements, covenants and conditions as shown on the Plan of record in Book 2330, page 87, said Register's Office (Lot No. 18).

Legal description is taken from prior deed of record: Book 11260, page 047, Register's Office Davidson County, Tennessee.