Karen Johnson Davidson County
Batch# 532009 DEEDQC
12/14/2020 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201214-0146493

Name and Address of New Owner:
Kurtis Taylor and Julie Taylor
1228 Applecross Drive
Nashville, TN 37220

Send Tax Bills To:
Kurtis Taylor and Julie Taylor
1228 Applecross Drive
Nashville, TN 37220

This Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Map & Parcel No: 161-01-0B-069.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alan D. Taylor and Terry Roxane Taylor, husband and wife,** "the Grantor," convey and quitclaim unto **Kurtis Taylor and Julie Taylor, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> *Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Final Plat of Phase Two, Aberdeen Woods (A Planned Unit Development) of record in Plat Book 9700, Pages 848 and 849, 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 the same property conveyed to Julie Lee Marier and Kurtis Taylor, husband and wife, and Alan D. Taylor and Terry Roxane Taylor, husband and wife, by Warranty Deed, from Benjamin Gross and Brooke W. Gross, husband and wife, dated December 11, 2015, of record in Instrument No. 20151216-0126633, Register's Office for Davidson County, Tennessee.Julie Lee Marier is now known as Julie Taylor.*

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the ____ day of December, 2020.

_____(SEAL)
Alan D. Taylor

_____(SEAL)
Terry Roxane Taylor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, Alan D. Taylor and Terry Roxane Taylor, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3 day of December, 2020.

TRACY DESIREY NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public
My commission expires: 11-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned hereby attest that the actual consideration or value, whichever is greater, for this transfer is $zero.

(Affiant)

Sworn to and subscribed before me this
4 day of December, 2020.

Notary Public
My commission expires: 3.17.2024

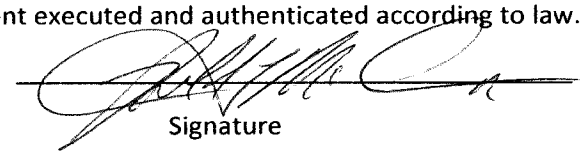
SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024

File # 20-746

202012140146493

True Copy Certification

I, Russell J. McCann, 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.

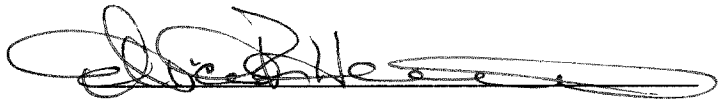


Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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' Seal



MY COMMISSION EXPIRES:
JULY 26, 2021