Name and Address of New Owner:
Rebecca Morgan Held
8225 Spring Ridge Drive
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 579470 DEEDQC
02/26/2021 12:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210226-0024734

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15515005000

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, **Richard D. Taylor, Jr. and Rebecca Morgan Held, as tenants in common with right of survivorship ,** "the Grantor," convey and quitclaim unto **Rebecca Morgan Held, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 17, on the Plan of First Revision of McCrory Heights, of record in Plat Book 9700, Page 162, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard D. Taylor, Jr. and Rebecca Morgan Held, as tenants in common with right of survivorship by Quitclaim Deed from Richard D. Taylor, Jr. (being on and the same as Richard D. Taylor) and wife, Lisa Kaye Taylor dated January 5th 2017 and recorded January 6th 2017 of record in Instrument No. 20170106-0001685 said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Richard D. Taylor and Lisa Kaye Taylor, husband and wife by Warranty Deed from David F. West and wife, Melissa D. West dated June 29th 2001 and recorded July 6th 2001 of record in Instrument No. 20010706-0072118 said Register's Office, Davidson County, Tennessee.

This is improved property known as 8225 Spring Ridge Drive, Nashville, TN 37221.

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 GRANTEE, 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 February, 2021.

Richard D. Taylor, Jr. (SEAL)
Richard D. Taylor, Jr.

Rebecca Morgan Held (SEAL)
Rebecca Morgan Held

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Richard D. Taylor Jr. and Rebecca Morgan Held** , 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 15 day of February, 2021.

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 05/04/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 15th day of February, 2021.

WILLIAM D. CASTLEMAN JR. DAVIDSON COUNTY

Notary Public
My commission expires: 05/04/2023

File # 20-1606

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212