Karen Johnson Davidson County
Batch# 613904 DEEDQC
04/13/2021 11:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210413-0049041

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Addison Dowdy, LLC 323 E. Old Hickory Blvd., #1561 Madison, TN 37115	New Owner	043-02-0-050.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BERT TAYLOR, as TRUSTEE OF THE BERT TAYLOR REVOCABLE LIVING TRUST 2020** ("Grantor"), does hereby quitclaim and convey unto **ADDISON DOWDY, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 938 Snow Avenue, Madison, Davidson County, Tennessee 37115. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 26th day of March, 2021.

GRANTOR:

THE BERT TAYLOR REVOCABLE LIVING TRUST 2020

By: Bert Taylor
Bert Taylor, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Bert Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Bert Taylor Revocable Living Trust, the within named bargainor, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust as his capacity as Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee this 26 day of March, 2021.

Notary Public

My Commission Expires: March 8, 2022

CHELSEY BIBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2022

STATE OF TENNESSEE)

COUNTY OF Davidson **)**

The actual consideration for this transfer is $0.

Bert Taylor

AFFIANT

Subscribed and sworn to before me, this 26th **day of March, 2021.**

Chelsey Bibb

NOTARY PUBLIC

My Commission Expires: March 8, 2022

CHELSEY BIBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2022

EXHIBIT A

Legal Description

Being Lot No. 14, on the Plan of Farview (erroneously referred to as Fairview in prior deed of record), as shown by plat of record in Plat Book 1835 (erroneously referred to as Book 183 in prior deed of record), page 131, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 14 fronts 107 feet on the east side of Snow Avenue and runs back between lines 348.1 feet on the north line, and 350.5 feet on the south line to a dead line in the rear on which it measures 1558 feet thereto.

Being the same property conveyed to Bert Taylor, Trustee of The Bert Taylor Revocable Living Trust 2020, by deed, of record in Instrument No. 20200521-0053085, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 938 Snow Avenue, Madison, Davidson County, Tennessee 37115.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21

