QUITCLAIM DEED

LOGAN C. E. BELL TENNESSEE NOTARY PUBLIC My Comm Exp 06/11/2023 COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: ___
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 617120 DEEDQC
04/16/2021 02:02:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210416-0051325

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip Taylor and Nicole Cheatham	**Same** Nicole Cheatham	
(NAME)	(NAME)	
5381 Skip Jack Drive	116 #B Archwood Dr.	**151-090B-119.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	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,

LENORA BUTLER, AN UNMARRIED WOMAN ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

PHILLIP TAYLOR AND NICOLE CHEATHAM ("GRANTEE")

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 LOT 116 ON THE PLAN OF LAKESIDE COVE AT PERCY PRIEST, PHASE 2, OF RECORD IN INSTRUMENT NO. 20051102-0132676, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LENORA BUTLER, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, OF RECORD IN INSTRUMENT NUMBER 20060830-0107097, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **5381 Skip Jack Drive, Antioch, TN 37013**

Witness our hands this the 14th day of April, 2021.

L Butler

LENORA BUTLER

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 14 day of April, 2021.

Kim Blakely

Notary Public
My Commission Expires:

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024