QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 630870 DEEDQC
05/06/2021 03:55:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210506-0061335

MJ-SB-SB-21-661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW
2012 21ST AVE. S.
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric E. Taylor and Bethani J. Taylor, husband and wife	new owner	
(NAME) **661 Lemont Drive,**	(NAME)	**051-140-018.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **BETHANI J. TAYLOR, FKA BETHANI J. FUZZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC E. TAYLOR AND BETHANI J. TAYLOR, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Part of Lot No. 199 on the Plan of Gra-Mar Acres, Section 10, of record in Book 2663, Page 34, Register's Office for Davidson County, Tennessee, and further described as follows:

Said part of Lot No.199 fronts 115 feet on the northerly side of Lemont Drive and extends back 263.96 feet on the easterly line and 252.47 feet on the westerly line to a dead line in the rear measuring 115.54 feet thereon.

Being the same property conveyed to Pamela Davis-Fuzz by Cash deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20010611-0061148 Register's Office for Davidson County, Tennessee, dated June 8, 2001 and recorded on June 11, 2001.

Being the same property conveyed to Renard A. Hirsch, Trustee by Quitclaim Deed from Bethani J. Fuzz of record in Instrument No. 20131218-0128057, Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on December 18, 2013 and within the same deed the said Renard A. Hirsch, Sr., Trustee conveyed his interest in the subject property to Bethani J. Fuzz.

Affidavit of Heirship, of record in Instrument No. 20131218-0128056.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **661 Lemont Drive, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 29 day of April, 2021.

Bethani J. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVE. S.
NASHVILLE, TN 37212