This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 639324 DEEDQC
05/19/2021 10:12:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210519-0067706

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	PARCEL ID
Cynthia Taylor 2326 Traemoor Village Place Nashville, TN 37209	NEW OWNER	078 00 0 017.02

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, WE, **Regina Wheeler, married, and Cynthia Taylor, single**, the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Cynthia Taylor, single,** the **Grantee** herein, her successors and assigns, all of their right title and interest in and to the following described real property in Davidson County, Tennessee:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, September 16, 1964, as follows:

Beginning at an old iron pin on the easterly margin of Old Hickory Boulevard in the northerly line of the Lucy Betty West property, said line being fixed by an agreement between Joe W. Collier, et al, and Lucy Betty West by instrument of record in book 3810, page 390, Register's Office for said County; thence with the easterly margin of said Boulevard north 4 degrees 05' west 250 feet; thence south 87 degrees 00 degrees east 523 feet to an iron pin; thence south 4 degrees 05' east 250 feet to an iron pin in the northerly line of the West property; thence with said line and an old fence north 87 degrees 00' west 523 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Charles Leon Taylor and wife, Zanie Louise Taylor, by deed from Joe Collier and wife, Ruth W. Collier and Lewis W. Collier and wife, Dale Collier, of record in Book 3814, page 653, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Zanie Louise Taylor by deed from Charles Leon Taylor, of record in Book 6215, Page 170, Register's Office for Davidson County, Tennessee.

The said Zanie Louise Taylor died testate on January 9, 2014. The Last Will and Testament of Zanie Louise Taylor was probated in the Seventh Circuit Court for Davidson County, Tennessee Probate Division in Docket No. 14P-161. Regina Wheeler, f/k/a Regina Louise Simpkins, and Cynthia

HS

Taylor, f/k/a Cynthia Lee Dyer, are the devisees of the herein described property pursuant to the Last Will and Testament of Zanie Louise Taylor. The herein named Grantors have never lived at the above-described property as married persons and said property is not a marital asset.

This is unimproved real property with a mailing addresses of 0 Old Hickory Blvd., Nashville, TN 37218

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 12 day of May, 2021.

GRANTOR:

Cynthia Taylor

Cynthia Taylor

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 18 day of May, 2021.

GRANTOR:

Regina Wheeler

Regina Wheeler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Cynthia 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12 day of May, 2021.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

My Commission Expires: 9-2-24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Regina Wheeler**, 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 18 day of May, 2021.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 18 day of May, 2021.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024