Karen Johnson Davidson County
Batch# 689132 DEEDQC
08/03/2021 08:39:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210803-0103896

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Kimberly Lynn Taylor 2874 Morgan Road Joelton, TN 37080	Same	015 00 0 292.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Jonathan Ryan Taylor v. Kimberly Lynn Taylor, Davidson County Third Circuit Court No. 20D-1654, and the actual consideration given for the transfer is $0.00.

Kimberly Lynn Taylor
Affiant

SUBSCRIBED AND SWORN TO before me this 27 day of July, 2021.

Rachel Upshaw
Notary Public

My Commission Expires: 11/6/2024

RACHEL S. UPSHAW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WHEREAS, Jonathan Ryan Taylor ("Grantor") and Kimberly Lynn Taylor ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case styled Jonathan Ryan Taylor v. Kimberly Lynn Taylor, Davidson County Third Circuit Court No. 20D-1654; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement, Jonathan Ryan Taylor, the Grantor, does hereby convey, remise, release and forever quitclaim unto Kimberly Lynn Taylor, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Wayne Winters One - Lot Subdivision of record at Instrument Number 20070806-0093144, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more accurate and complete property description.

Also conveyed herewith is as ingress, egress and utility access easement described more particularly as follows:

Commencing at an iron pin set in the northerly right of way of Morgan Road, said pin being located at the northeasterly corner of the property conveyed to Deborah Darlene Brown, of record in Book 7545, Page 753, in the Register's Office for Davidson County, Tennessee, and being a common corner of Lot 1 Final Subdivision Plat Wayne Winters One – Lot Subdivision, of record in Instrument No. 20070806-0093144, in the Register's Office for Davison County, Tennessee; thence with the boundary of Lot 1 and the Northerly right of way or Morgan Road, along a curve to the right (R=657.35') a distance of 31.79 feet to an iron pin. Said iron pin being the point of beginning of the herein described easement; thence with the boundary of Lot 1, the following courses: along a curve to the left, (R=25.00') a distance of 37.31 feet to an iron pin; North 45° 31' 43" West, 121.29 feet to an iron pin; along a curve to the Right (R=308.45') a distance of 69.93 feet to an iron pin; South 66° 24' 24" West, 134.65 feet to an iron pin; South 58° 02' 55" West, 120.64 feet to an iron pin; thence North 31° 57' 05" West 50.00 feet to a point on the property conveyed to E.G. Winters of record in Book 4563, Page 143, in the Register's Office for Davidson County, Tennessee; thence North 58° 02' 55" East, 124.29 feet to a point; thence North 66° 24' 24" East, 186.20 feet to a point on the property conveyed to Tracy Y. Davenport and David L. Davenport, of record in Instrument No. 20050606-0064286, in the Register's Office for Davidson County, Tennessee; thence with Davenport's Westerly property line, along a curve to the left (R=262.45') a distance of 104.96 feet to an iron pin, thence South 45° 31' 43" East, 119.52 feet to an iron pin; thence along a curve to the left (R=25.00') a distance of 37.31 feet to an iron pin in the Northerly right of way of Morgan Road; thence with the Northerly right of way of Morgan Road, along a curve to the left, (R=657.35') a distance of 92.16 feet to the point of beginning containing 24,976 square feet, 0.57 acres, more or less.

Being the same property conveyed by Warranty Deed to Jonathan Ryan Taylor and Kimberly Lynn Taylor, husband and wife, of record at Instrument No. 20190107-0001466, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as 2874 Morgan Road, Joelton, TN 37080.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 27 day of July, 2021.

JONATHAN RYAN TAYLOR

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

JONATHAN RYAN TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of July, 2021.

Rachel Upshaw
Notary Public

RACHEL S. UPSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/6/2024