Karen Johnson Davidson County
Batch# 692534 DEEDQC
08/06/2021 01:50:43 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210806-0106367

Quitclaim Deed

RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO: OWNER / TAX BILLS
JERRY B. TAYLOR , Grantee(s)
3400 WHITE SAIL CT
ANTIOCH TN 37013
Consideration: $ 10.00
Property Transfer Tax: $ _____
Assessor's Parcel No.: 150 16 0A 118.00
PREPARED BY Jerry B. Taylor certifies herein that he or she has prepared this Deed.

Jerry B. Taylor
Signature of Preparer

08-06-2021
Date of Preparation

JERRY B. TAYLOR
Printed Name of Preparer

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Jerry B. Taylor, **Affiant**
Subscribed and sworn before me this the
10 **Day of** August, 20 21.
Brandi Weir, **Deputy Register**

THIS QUITCLAIM DEED, executed on 08-06-2021 in the County of DAVIDSON, State of TN by Grantor(s), JERRY B. TAYLOR, whose post office address is _____, to Grantee(s), JERRY A TAYLOR & Cynthia Denise Young, whose post office address is 3400 WHITE SAIL CT.,

WITNESSETH, that the said Grantor(s), JERRY B. TAYLOR, for good consideration and for the sum of _____ ($ 10.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Jerry B. Taylor
Signature of Grantor

JERRY B TAYLOR
Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Jerry B. Taylor
Signature of Grantee

JERRY B. TAYLOR
Print Name of Grantee

Cynthia Denise Young
Signature of Second Grantee (if applicable)

Cynthia Denise Young
Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On August 6, 2021, before me, Jaszmine Young a notary public in and for said state, personally appeared, Jemy Taylor, Cynthia Denise Young

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Jaszmine Young
Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID Tennessee Driver license

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

exp: 01/03/2022

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY. STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY. TENNESSEE, BEING LOT 100. WINDHAVEN SHORES, SECTION FOUR, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20041222-0152517, IN THE REGISTER'S OFFICE. DAVIDSON COUNTY. TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF WINDHAVEN SHORES, SECTION FOUR, AS RECORDED IN INSTRUMENT NO. 20041222-0152517, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). 2) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20030219-0021585, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). 3) TERMS AND PROVISIONS OF BY-LAWS OF WINDHAVEN SHORES OWNERS ASSOCIATION, INC. RECORDED IN INSTRUMENT NO. 20030219-0021586. 4) CHARTER OF WINDHAVEN SHORES OWNERS ASSOCIATION, INC. RECORDED AT INSTRUMENT NO. 20030228-0026797. 5) STORMWATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20030218-0020742. 6) QUITCLAIM DEED COMMON AREA RECORDED AT INSTRUMENT NO. 20060724-0088808 RE-RECORDED AT INSTRUMENT NO. 20061204-0148906. ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same parcel conveyed to JERRY B TAYLOR, A MARRIED MAN from JERRY B TAYLOR, AN UNMARRIED MAN, by virtue of a deed dated 12/9/2016, recorded 2/10/2017, in deed as instrument no. 20170210-0014461 county of DAVIDSON, state of TENNESSEE.