Connie Stroud, Register
Robertson County Tennessee

Rec #:	258932	Instrument #:	307995
Rec'd:	10.00	Recorded	
State:	0.00	10/14/2016 at	11:55 AM
Clerk:	0.00	in Record Book	1704
Other:	2.00	Pgs	116-117
Total:	12.00		

THIS INSTRUMENT WAS PREPARED BY:
LISA MILLICAN EWING, ESQ
222 SECOND AVENUE, NORTH, SUITE 419
NASHVILLE, TENNESSEE 37201

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OR VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Jason Michael Taylor	Mortgage Research Center, LLC	00215000200
1095 Highland Avenue	2101 Chapel Plaza Court Ste 107	(Davidson County)
Ridgetop, TN 37152	Columbia, MO 65203-6399	132N-A-59.02
		(Robertson County)

State of Tennessee)
County of Davidson

The undersigned, after being 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 a Divorce Decree and Marital Dissolution Agreement in that certain case styled Jason Michael Taylor v Karen Nannette Taylor, Civil Action No. 74CC3-2015-CV-421, in the Circuit Court for Robertson County, Tennessee, and that there was no other consideration given for this matter.

Affiant/JASON MICHAEL TAYLOR

Sworn to and subscribed before me, this 1st day of July, 2016.

Notary Public
My commission expires: 3/10/2019

DECIL C. MILLS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 10, 2019

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled Jason Michael Taylor v Karen Nannette Taylor, Civil Action No. 74CC3-2015-CV-421, in the Circuit Court for Robertson County, Tennessee. Accordingly, Karen Nannette Taylor ("Grantor") does hereby quitclaim unto the said Jason Michael Taylor, ("Grantee"), his successors, heirs and assigns all of her right, title and interest in and to that certain tract or parcel of land in Davidson County and Robertson County, Tennessee, described as follows:

Land in Robertson and Davidson Counties, Tennessee, being Lot No. 4 on the Plan of Replat of Lot 2, David Mitchell Lots Highland Ave., as of record in Plat Book 12, Page 31 as re-platted in Plat Book 20, Page 117,

Karen Johnson Davidson County
Batch# 725297 DEEDQC
09/28/2021 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210928-0130220

REGISTER OF DEEDS SEAL ROBERTSON COUNTY, TENNESSEE

I, Connie Stroud, Register for Robertson County, Tennessee, do hereby certify that the foregoing is a true and correct copy of a certain Quitclaim Deed from Karen Nanette Taylor to Jason M. Taylor as the same appears of record in the records of this office in Record Book No. 1704, page 116, Certified to under my hand this, the 22 day of Sept. 2021

Connie Stroud
Connie Stroud, Register of Deeds

Register's Office for Robertson County, Tennessee and in Instrument 200010050098949 as re-platted in Instrument 200705300063914. Register's Office for Davidson County, Tennessee, to which said plan references are hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason Michael Taylor and Karen N. Taylor, husband and wife by deed from Aaron Cantor, a single person, dated 12/29/2011 and filed of record on 01/04/2012 in Record Book 1445, pages 742-744, Register's Office for Robertson County, Tennessee, and filed of record as Instrument No. 20120309-0020682, Davidson County, Tennessee Register's Office on 03/09/12.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restriction, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LISA MILLICAN EWING, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 22 day of JUNE, 2016.

Karen Nannette Taylor
KAREN NANNETTE TAYLOR

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TENNESSEE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of JUNE, 2016.

NOTARY PUBLIC

JOEY A. HIGGS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My commission expires: 01/22/2017.

REGISTER OF DEEDS
SEAL
ROBERTSON COUNTY, TENNESSEE

TRUE COPY CERTIFICATION

I, RYAN GARDNER, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 22, 2016 (date of document) and certified by the Register for Robertson County, Tennessee on September 22, 2021.

Affiant Signature

Date: 9-27-2021

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 27th day of September, 2021.

Gillian Buchanan Kummer
Notary Public

My Commission Expires: October 18, 2022

