Karen Johnson Davidson County
Batch# 773639 DEEDQC
12/14/2021 03:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211214-0165352

QUITCLAIM DEED

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 8 day of Dec 2021.

Notary Public

My Commission Expires: 07-22-2025

RAMON MONTALVO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 22 2025

Address New Owners as:	Tax Bill To:	Map / Parcel
James M. Hankins 764 B Madison Boulevard, Madison, Tennessee 37115	New Owner	Map & Parcel 052-01 0278 00

This instrument prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Stephen Taylor**, (hereinafter referred to as "Grantor") does hereby quitclaim, and convey unto **James M. Hankins** (hereinafter referred to as the "Grantee") all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

> Lot Number 37, Block B, on the Plan of Re-Subdivision of Power and Roth's Subdivision of Madison Park, as recorded in Book 843, Page 75, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This is an improved property known as 764 B Madison Boulevard, Madison, Tennessee 37115

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 8th day of Dec. 2021.

STEPHEN TAYLOR

STATE OF TN }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared **Stephen Taylor**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 8th day of Dec. 2021.
(city) (state)

Notary Public

My Commission Expires: 07-22-2025

RAMON MONTALVO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 22 2025

Seller fails for any reason to complete sale of said property in accordance with the terms, set forth above, Seller shall pay to Buyer any further damages caused by said breach, including attorney's fees and costs.

ENCUMBRANCES: Seller warrants and represents that to the best of his knowledge and belief there are no mortgages or liens against the Property.

DISCLAIMER: Seller and Buyer acknowledge that they have not relied upon the advice or representations of their associated representatives relative to the legal and tax consequences of this PSA of the premises, the purchase and ownership of the premises, the structural condition of the premises, the condition of any portion of the premises and if such matters have been of concern to them, they have sought and obtained independent advice relative thereto.

It is expressly understood and agreed that this instrument contains the entire agreement between the parties and that, except as herein noted, there are no oral or collateral conditions, agreements, or representations, all such having been incorporated and resolved into this agreement. Unless otherwise specified herein, or new construction is involved, this property is purchased "as is" and Seller makes or implies no warranties as to the condition of the premises except as stated hereinabove.

I certify that I have read, understood, and nccpt all the provisions of this contract and this is a final agreement between the Seller and Buyer.

Witness our hands this 8 day of Dec, 2021.

Stephen A. Taylor
STEPHEN TAYLOR - SELLER

James Hankins
JAMES M. HANKINS - BUYER

STATE OF TN }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared **Stephen Taylor**, the Seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville (city), TN (state), this 8th day of Dec. 2021.

Notary Public

My Commission Expires: 07-22-2025

RAMON MONTALVO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 22, 2025

STATE OF TN }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared **James M. Hankins**, the Buyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville (city), TN (state), this 8th day of Dec. 2021.

Notary Public

My Commission Expires: 07-22-2025

RAMON MONTALVO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 22, 2025

Certificate of Authenticity

I, Robert J. Notestine, III, 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 12/9/21.

Date

Affiant Signature

12/9/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2021.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024