QUITCLAIM DEED

AJ-QCD-22-419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: ____
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE JEFFERSON H. ADAMS My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 809463 DEEDQC
02/22/2022 12:34:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220222-0019970

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Taliaferro and Rachel Flores Taliaferro	**New Owner**	**034-09-0-154.00**
(NAME)	(NAME)	
419 Janette Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN, 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RACHEL FLORES TALIAFERRO ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

MATTHEW TALIAFERRO AND RACHEL FLORES TALIAFERRO, HUSBAND AND WIFE
("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18, ON THE PLAN OF SECTION II, GATEWAY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 81, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF MONTICELLO AVENUE AT THE COMMON CORNER OF LOT NOS. 17 AND 18; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 82 FEET TO A CORNER OF LOT 19; THENCE WITH THE LINE BETWEEN LOTS 18 AND 19, SOUTHERLY 110.2 FEET TO A POINT IN THE NORTHERLY MARGIN OF JANETTE COURT; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 102 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 39.27 FEET TO THE EASTERLY MARGIN OF MONTICELLO AVENUE; THENCE WITH THE MARGIN OF SAME, NORTHERLY 94 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED FROM DAVID MICHAEL GEARY TO RACHEL FLORES BY WARRANTY DEED, OF RECORD IN INSTRUMENT NO. 20070606-0067748, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID RACHEL FLORES HAVING GOTTEN MARRIED SINCE THE TIME OF THE PRIOR CONVEYANCE IS NOW KNOWN AS RACHEL FLORES TALIAFERRO.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: 419 Janette Court, Goodlettsville, TN, 37072.

Witness our hands this the 17 day of February 2022.

RACHEL FLORES TALIAFERRO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17 day of February 2022, before me personally appeared **RACHEL FLORES TALIAFERRO,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17 day of February, 2022.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023