Karen Johnson Davidson County
Batch# 817167 DEEDQC
03/08/2022 10:22:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220308-0026186

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL220001953LD

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 051 10 0B 079.00

QUITCLAIM DEED

THIS DEED made and entered into on this 15th day of February, 20 22, by and between **Christopher D. Taylor, an unmarried man and Angela Brinkley A/K/A Angela Taylor, an unmarried woman who acquired title as husband and wife,** a mailing address of 213 Ellington Place, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Angela Taylor, an unmarried woman,** a mailing address of 213 Ellington Place, Madison, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 213 Ellington Place, Madison, TN 37115

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20050809-0094211, recorded on 08/09/2005 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Christopher D Taylor 2/15/2022
Christopher D. Taylor

STATE OF OHIO
COUNTY OF HAMILTON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Christopher D. Taylor, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Cincinnati, Ohio, this 15th day of February, 2022.

Joangela R Pulley
Notary Public
My Commission expires: July 11, 2026

JOANGELA R PULLEY
Notary Public
State of Ohio
My Comm. Expires
July 11, 2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Angela Brinkley

Angela Brinkley

Angela Taylor

A/K/A Angela Taylor

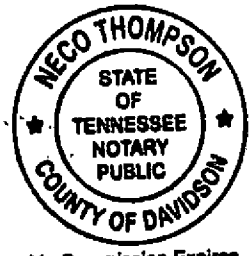
STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Angela Brinkley A/K/A Angela Taylor, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 19th day of February, 2022.

Neco Thompson

Notary Public
My Commission expires: 05/05/2025



No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Angela B Taylor
Affiant

Print Name: Angela B Taylor

STATE OF Tennessee
COUNTY OF Sumner

Sworn to before me this 19th day of February, 2022.

Neco Thompson
Notary Public
My Commission Expires: 05/05/2025

NECO THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 5, 2025

Name and address for person(s) responsible for taxes:

Angela Taylor
213 Ellington Place
Madison, TN 37115

Name and address of property owner:

Angela Taylor
213 Ellington Place
Madison, TN 37115

Exhibit A

Legal Description

The following described property situated in the County of Davidson, State of Tennessee, to wit:

A CERTAIN CONDOMINIUM UNIT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

UNIT NO. 213, IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE CONDOMINIUM SITE OF PLAN OF ELLINGTON PLACE CONDOMINIUMS, A PLAT OF WHICH IS SHOWN AS EXHIBIT "C" OF THE MASTER DEED OF RECORD IN BOOK 6984, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION AND BEING PART OF THE LAND SHOWN ON THE SUBDIVISION PLAT OF ELLINGTON CONDOMINIUMS, OF RECORD IN BOOK 6250, PAGE 829, SAID REGISTER'S OFFICE. SAID CONDOMINIUM APARTMENTS ARE CONVEYED TOGETHER WITH ALL APPURTENANT OWNERSHIP IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS OF ELLINGTON PLACE CONDOMINIUMS, AS SET OUT IN MASTER DEED BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER D. TAYLOR AND ANGELA BRINKLEY, A/K/A ANGELA TAYLOR, HUSBAND AND WIFE FROM ANGELA BERINKLEY, A/K/A ANGELA TAYLOR, MARRIED, DATED 07/29/2005, RECORDED 08/09/2005, DEED INSTRUMENT NO. 20050809-0094211, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 051 10 0B 079.00

Certificate of Authenticity

I, Jennifer Terranova, 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 February 15, 2022.

Date

Jennifer Terranova

Affiant Signature

February 22th, 2022

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 22th day of February, 20 22.

Kimberly L. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)