QUITCLAIM DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-WBT-22-3445B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

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)
Taylormade Contracting, LLC	**Same**	**050070B00200CO**
(NAME)	(NAME)	
710 Oneida Ave A		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 836195 DEEDQC
04/07/2022 03:03:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220407-0040677

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,

PHILLIP E. TAYLOR ("GRANTOR")

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

TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

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

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. B OF THIRTYFOUR-FORTYFIVE BRICK CHURCH PIKE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING THIRTYFOUR-FORTYFIVE BRICK CHURCH PIKE, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NUMBER 20211123-0155471, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

BEING PART OF THE SAME PROPERTY CONVEYED TO PHILLIP E. TAYLOR, A SINGLE MAN, BY WARRANTY DEED FROM PSF REO LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20210507-0061928, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MAY 5, 2021 AND RECORDED ON MAY 7, 2021.

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: **3445 B Brick Church Pike, Nashville, Tennessee, 37207.**

Witness our hands this the 31 day of March, 2022.

PHILLIP E. TAYLOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILLIP E. TAYLOR,** the within named 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 official seal, this the 31 day of March, 2022.

Notary Public

My Commission Expires:

