THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 838791 DEEDQC
04/13/2022 08:19:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220413-0042517

NOTE: The purpose of this Quitclaim Deed is to establish a new legal description of the subject property per a newly filed plat.

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Michael A. Dietrich, Paige M. Dietrich, Terry David Taylor, Trustee, and Phyllis Jean Taylor, Trustee	Owners	160-07-0B-001.00-CO and 160-07-0B-002.00-CO

For and in consideration of the matters stated above and the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and so as to place in the record a new legal description covering the subject property based on a new plat, referenced below, **Michael A. Dietrich and Paige M. Dietrich, husband and wife and Terry David Taylor and Phyllis Jean Taylor, Trustees, or their successors in interest, of the Taylor Family Living Trust dated January 8, 2018**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **Michael A. Dietrich and Paige M. Dietrich, husband and wife and Terry David Taylor and Phyllis Jean Taylor, Trustees, or their successors in interest, of the Taylor Family Living Trust dated January 8, 2018**, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 1, as set out an shown on the "Final Plat, Portion of Lot 1, Land of W.H. Broadwell Subdivision (Plat Book 475, page 462)", which Final Plat is of record at Instrument No. 20220406-0039611, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the property.

This being the same property conveyed to Matthew H. Cline by Warranty deed from Anthony W. Arnold and Anita Arnold, husband and wife, of record on 07/16/2013, at Instrument No. 20130716-0073276 Davidson County Register of Deeds; and further, being in part the same property conveyed by Matthew H. Cline and Camille C. Cline to Terry David Taylor and Phyllis Jean Taylor, Trustees, or their successors in interest, of the Taylor Family Living Trust dated January 8, 2018, by Warranty Deed of Record at Instrument No. 20200623-0067575, Davidson County Register of Deeds, which was further conveyed by Terry David Taylor and Phyllis Jean Taylor, Trustees, or their successors in interest, of the Taylor Family Living Trust dated January 08, 2018, to Terry David Taylor and Phyllis Jean Taylor, husband and wife, by Quitclaim Deed of record at Instrument No. 20210923-0128029, Davidson County Register of Deeds, and which was further conveyed by Terry David Taylor and Phyllis Jean Taylor, husband and wife, to Terry David Taylor and Phyllis Jean Taylor, Trustees, or their successors in interest, of the Taylor Family Living Trust dated January 08, 2018, by Quitclaim Deed of record at Instrument No. 20211007-0134830, Davidson County Register of Deeds; and being in remaining part the same property conveyed by Matthew H. Cline and Camille C. Cline to Michael A. Dietrich and Paige M. Dietrich, husband and wife, by Warranty Deed of Record at Instrument No. 20200908-0102205, Davidson County Register of Deeds; and further being the same property conveyed by Quitclaim Deed from Michael A. Dietrich and Paige M. Dietrich, husband and wife, and Terry David Taylor and Phyllis Jean Taylor, Trustees, or their successors in interest, of the Taylor Family Living Trust dated January 8, 2018, to Michael A. Dietrich and Paige M. Dietrich, husband and wife and Terry David Taylor and Phyllis Jean Taylor, Trustees, or their successors in interest, of the Taylor Family Living Trust dated January 8, 2018, filed at Instrument No. 20220202-0012456, Davidson County Register of Deeds.

Witness the hands of the Grantors on the pages that follow, as of the dates noted below:

Michael A. Dietrich

Paige M. Dietrich

AND:

The Trustees of the Taylor Family Living Trust dated January 8, 2018:

Terry David Taylor, Trustee

Phyllis Jean Taylor, Trustee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

NOAH CAIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael A. Dietrich**, 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 official seal, this the 11 day of April, 2022:

NOTARY PUBLIC

My Commission Expires: 11/6/2024

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paige M. Dietrich**, 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 official seal, this the 11 day of April, 2022:

NOTARY PUBLIC

My Commission Expires: 11/6/2024

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terry David 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 official seal, this the 11 day of April, 2022:

NOTARY PUBLIC

My Commission Expires: 11/6/2024

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phyllis Jean 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 official seal, this the 11 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 11/6/2024

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7 DAY OF **April, 2022**:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON