ADDRESS OF NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Sarah K. Taylor 1202 Pennock Avenue Nashville, TN 37207	Sarah K. Taylor 1202 Pennock Avenue Nashville, TN 37207	MAP – PARCEL 20W-22135

Karen Johnson Davidson County
Batch# 845237 DEEDQC
04/25/2022 03:27:19 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220425-0047456

QUITCLAIM DEED

This instrument made and entered into on this the 23rd day of April, 2022, by and between LAURETTA ROBINSON and WILLIAM R. TAYLOR, JR. parties of the first part and SARAH K. TAYLOR, party of the second part.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged We, LAURETTA ROBINSON and WILLIAM R. TAYLOR, JR., parties of the first part do hereby quitclaim and convey all our right, title and interest unto SARAH K. TAYLOR, party of the second part, the following described tract of land located in Davidson County Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee being the southerly 12 feet of Lot No. 22, all of Lot No. 23 and the northerly 2 feet of Lot No. 24 on the Plan of Crutcher's Subdivision of part of the Lucy H. Lindsley Property, as of record in Book 161, page 129, Register's Office for said County.
>
> Said part of Lot No. 22, all of Lot No. 23 and part of Lot No. 24 front together 64 feet on the westerly side of Pennock Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to William R. Taylor and wife, Sarah K. Taylor by deed from Margaret Bassham Jones and husband, S.C. Jones of record in Book 4249, page 421 Register's office for Davidson County, Tennessee. The said William R. Taylor and Sarah K. Taylor are now divorced and by quitclaim deed William R. Taylor conveyed all in his interest to Sarah K. Taylor on the 27th day of September 1983 of record Book 6152 Page 658, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of records.

This is also the improved property known as 1202 Pennock Avenue, Nashville, TN 37207.

This Instrument further states the property known as 1202 Pennock Avenue, Nashville TN, 37207 will serve as a Life Estate to Sarah K. Taylor. Upon the death of Sarah K. Taylor the property known as 1202 Pennock Avenue, Nashville TN, 37207 will serve as a common family home for Lauretta Robinson of 1132 McFerrin Avenue, Nashville TN, 37206 and William R. Taylor, Jr., of 11034 Tennessee Hwy 54, Brownsville TN 38012 and Teresa A. Taylor of 1202 Pennock Ave, Nashville TN 37207 and Eleanor R. Rudolph of 3817 Lunn Drive, Nashville TN, 37208 and Carolyn Taylor of Pennock Ave, Nashville TN, 37207. Upon the death of the last child of Sarah K. Taylor, the property can be sold at market value. The grandchildren of Sarah K. Taylor shall have the first right of refusal to purchase the property at market value.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of April, 2022.

LAURETTA ROBINSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public in and for the said State and County, the within named **Lauretta Robinson**, the bargainor, who proved to be the persons so named, who upon oath, acknowledged she executed the within instrument for purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 23rd day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 11/03/25

ASHTON CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 3, 2025

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23 day of April, 2022.

WILLIAM R. TAYLOR, JR

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public in and for the said State and County, the within named **William R. Taylor, Jr.**, the bargainor, who proved to be the persons so named, who upon oath, acknowledged she executed the within instrument for purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 23rd day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 11/03/25

ASHTON CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 3, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, **Affiant**
Subscribed and sworn before me this the
25 **Day of** April, 2022.
A. Hayes, **Deputy Register**

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF TERRY CLAYTON AND ASSOCIATES, P.C.,
1402 5TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208
(615)726-2424

True Copy Certification

I, Terry R. Clayton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE]

County of DAVIDSON]

Personally appeared before me, Alvin Duke, a Notary Public for this county and state, Terry R. Clayton, who acknowledges that the certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires July 7th 2025
Notary Seal (if on paper)

ALVIN DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2025