Karen Johnson Davidson County
Batch# 912545 DEEDQC
09/02/2022 04:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220902-0099540

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Niketa E. Taylor,** an unmarried woman ("Grantor"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Niketa E. Taylor and Kimberly M. Jordan,** a married woman (Grantees), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot Number 207 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, Register's Office for Davidson County Tennessee.

Said Lot Number 207 fronts 75 feet on the Northerly side of Boatner Drive and runs back between parallel lines 120 feet to a line at the rear on which it measures 75 feet thereon.

Being the same property conveyed to Thomas Taylor and Niketa E. Taylor by Deed from HSBC Bank USA, National Association, as trustee in trust for Citigroup Mortgage Loan Trust, Inc., asset backed pass through certificates series 2003-HE4, by and through its duly appointed Attorney-In-Fact, Wells Fargo Bank, N.A. recorded 08/25/2013 in Deed Book Page 20130826 0089598, in The Register's Office of Davidson County, Tennessee.

Thomas Taylor passed away on March 26, 2022, leaving Niketa E. Taylor as the remaining tenant by the entirety.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 2 day of **September, 2022.**

Niketa E. Taylor
Niketa E. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Niketa E. Taylor,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2 day of **September, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 2 day of **September, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

PROPERTY ADDRESS:	**3822 Boatner Drive** **Nashville, TN 37207**
TAX PARCEL NO.:	**059 14 0 216 00**
PROPERTY OWNER:	**3822 Boatner Drive** **Nashville, TN 37207**
OWNER'S ADDRESS:	
MAIL TAX BILLS TO:	**3822 Boatner Drive** **Nashville, TN 37207**

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PO Box 12385
Murfreesboro, TN
37129

Certificate of Authenticity

I, Holly A. Mason, 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 September 2, 2022.

Affiant Signature

9/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of September, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25