QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 944373 DEEDQC
11/23/2022 11:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221123-0124060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony R. Taylor	**Same**	
(NAME)	(NAME)	**14806014700; and 14806014100**
328 Wilburn St.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANTHONY R. TAYLOR ("GRANTOR")

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

ANTHONY R. TAYLOR ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL OF GRANTOR'S INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I (PARCEL ID 14806014100):

BEING ALL OF LOT 14, SECTION TWO, BAKERTOWN GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6250, PAGE 147, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY R. TAYLOR, BY SPECIAL WARRANTY DEED FROM REO MANAGEMENT 2004, INC., OF RECORD IN INSTRUMENT NUMBER 20050809-0094166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II (PARCEL ID 14806014700):

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING RESERVE PARCEL "A" ON THE PLAN OF SECTION TWO, BAKERTOWN GARDENS, OF RECORD IN BOOK 6250, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID RESERVE PARCEL "A" FRONTS 49.83 FEET ON THE SOUTHERLY MARGIN OF WHARTON DRIVE AND EXTENDS BACK 115.00 FEET ON THE WESTERLY LINE AND 90.06 FEET ON THE EASTERLY LINE TO A POINT IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY R. TAYLOR, BY QUITCLAIM DEED FROM METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN INSTRUMENT NUMBER 20221013-0112326, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****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: 3729 Wharton Drive, Nashville, TN 37211; and
0 Wharton Drive, Nashville, TN 37211

Witness our hands this the 23 day of November, 2022.

Anthony R. Taylor

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anthony R. 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 23 day of Novembr, 2022.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

Certificate of Authenticity

I, Ryan Lux, 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 **11/23/22**.

Date

Affiant Signature

11/23/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **November**, 20 22.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025