**After Recording Return to:**
Charles H. Taylor Sr.
509 Rosebank Ave.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 949811 DEEDQC
12/09/2022 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221209-0128308

**Prepared:** P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
**PREPARER NOT RESPONSIBLE FOR CLOSING**

**Map & Parcel:**
**083-08-0-139**

1 of 3

# QUITCLAIM DEED

[this deed is being executed to update marital status on title]

**New Owner/ Property Being Conveyed**
Charles H. Taylor Sr.
509 Rosebank Avenue
Nashville, TN 37206

**Send Tax Bills To:**
New Owner

2301-284723

**Mail Tax Statement To:**
New Owner

THIS INDENTURE, made this 2nd day of December, 2022, between CHARLES H. TAYLOR Sr., married and since a Widower, residing at 509 Rosebank Avenue, Nashville, TN 37206, hereinafter referred to as "**Party of the First Part**" and CHARLES H. TAYLOR SR., an unmarried man, hereinafter referred to as "**Party of the Second Part.**"

**WITNESSETH**

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargains, sells remises, releases and QUIT-CLAIMS unto the said Party of the Second Part, the following described premises, to wit:

**Situated in Davidson County, Tennessee and being further bounded and described as follows:**

**LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 19 ON THE PLAN OF ROSEWOOD HEIGHT SECTION ONE AS OF RECORD IN BOOK 2133, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.**

**SUBJECT TO ALL MATTERS OF RECORD.**

**BEING THE SAME PROPERTY CONVEYED TO CHARLES H. TAYLOR, SR., A MARRIED MAN BY QUITCLAIM DEED FROM CHARLES H. TAYLOR, RECORDED 01/17/2002 IN INSTRUMENT NO. 20020117-0006920, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**PROPERTY ADDRESS:** 509 Rosebank Avenue, Nashville, TN 37206
***The legal description was obtained from a previously recorded instrument.***

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

**CHARLES H. TAYLOR, SR.**

**STATE OF TENNESSEE** }

**COUNTY OF** Davidson }

On this 2nd day of December 2022, 2022, before me personally appeared **CHARLES H. TAYLOR, SR.** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

JAMES A FARLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 6-2-24

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

**CHARLES H. TAYLOR, SR.**

Subscribed and sworn to before me this ____ day of _____, 2022.

JAMES A FARLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 6-2-24

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**Tennessee Certification of Electronic Document**

I, Kay McClure, 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 Dec. 2. 2022 (date of document).

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Kay McClure
Affiant Signature

Dec. 8th 2022
Date

State of California

County of Placer

Sworn to and subscribed before me this 8th day of December, 2022.

Abby Bunch
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Abigail Lee Bunch
COMM # 2308979
SUTTER County
California Notary Public
Comm Exp Oct. 17, 2023

202212090128308