Karen Johnson Davidson County
Batch# 957149 DEEDQC
01/03/2023 02:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230103-0000302

THIS INSTRUMENT WAS PREPARED BY:
Blake C. Bars
Frost Brown Todd LLP
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
7277 Charlotte 115, LLC 1439 North Elk Grove Avenue Chicago, Illinois 60622	SAME	114-08-0C-023.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LaMarr C. Taylor and Bruna Neves-Taylor, as Co-Trustees of Taylor Family Trust u/t/a dated February 7, 2020** (collectively, "Grantor"), do hereby transfer, convey, remise, release and forever quitclaim unto **7277 Charlotte 115, LLC**, a Tennessee limited liability company ("Grantee"), all of Grantor's right, title and interest in and to certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 7277 Charlotte Pike, Unit 115, Nashville, Tennessee 37209.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 3rd day of January, 2023.

GRANTOR:

TAYLOR FAMILY TRUST

By: _____
LaMarr C. Taylor, Co-Trustee

By: _____
Bruna Neves-Taylor, Co-Trustee

STATE OF Illinois)
COUNTY OF Cook)

PERSONALLY APPEARED BEFORE ME, J. Hathaway, a Notary Public with authority to act in the State and County aforesaid, LaMarr C. Taylor and Bruna Neves-Taylor, as Co-Trustees of Taylor Family Trust u/t/a dated February 7, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 3rd day of January, 2023.

_____
Notary Public

My Commission Expires: 11. 09. 2025

J HATHAWAY
OFFICIAL SEAL
Notary Public, State Of Illinois
My Commission Expires 11/09/2025
Commisson No. 636596

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 3rd day of January, 2023.

Notary Public

My Commission Expires: 06/28/2026

DARA AZALEA CANCEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 23, UNIT NO. 115 ON THE PLAN OF WEST PARK, PHASE I, ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST PARK HOMEOWNERS ASSOCIATION, INC. OF RECORD IN INSTRUMENT NUMBER 20040304-002451, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SET OUT ON A PLAN OF WEST PARK PHASE I OF RECORD IN INSTRUMENT NUMBER 20040624-0075135, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LAMARR C. TAYLOR AND BRUNA NEVES-TAYLOR, CO-TRUSTEES OF TAYLOR FAMILY TRUST DATED FEBRUARY 7, 2020, BY QUITCLAIM DEED FROM LAMARR C. TAYLOR, OF RECORD IN INSTRUMENT NUMBER 20200326-0032728, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRUE COPY CERTIFICATION

I, Blake C. Bars, 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 January 3, 2023.

Affiant Signature

January 3, 2023
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of January, 2023.

Notary

My Commission Expires: 06/28/2026
Notary Seal:

