Karen Johnson Davidson County
Batch# 962373 DEEDQC
01/19/2023 10:09:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230119-0004344

Name and Address of New Owner:
MATaylor LLC
2003A GALBRAITH DRIVE
NASHVILLE, TN 37215

Record & Return to and
This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky #3A-9
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

From Information Furnished By
The Parties

Map & Parcel: 092093O00100CO

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Michel Taylor**, has/have this day bargained and sold and hereby conveys and quitclaims unto **MATaylor LLC,** its heirs and assigns, forever, all of his right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit A of Homes at 413 35th Avenue North, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 413 35th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191025-0109771, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 413 35th Avenue North, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20191025-0109771, and By-Laws appended thereto as Exhibit "C", in said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Michel Taylor, by Warranty Deed from Matthew Van Horn, dated December 7, 2022, appearing of record in Instrument No. 20221209-0128211, of the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 18 day of January, 2023.

Michel Taylor

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Michel Taylor the within named bargainor(s), 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 (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this 18 day of January, 2023.

NOTARY PUBLIC
My Commission Expires: _____

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

AFFIANT

SWORN to and subscribed before me,
this 18 day of January, 2023.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-19-2025 RUTHERFORD COUNTY