Karen Johnson Davidson County
Batch# 1032760 DEEDQC
07/31/2023 02:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230731-0058972

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 25th day of May, 2023. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Paula S. Taylor, Trustee 105 Eller Court Nashville, TN 37221	SAME	141-12-0B-077.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Harold Allison Taylor, Jr. and Paula S. Taylor, husband and wife, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to an irrevocable trust established by Harold Allison

Taylor, Jr., hereby remises, releases and quitclaims all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Paula S. Taylor, Trustee of the Melissa T. KIJ Trust**, established by an irrevocable trust Agreement of Harold Allison Taylor, Jr. dated March 26, 2007, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25th day of May, 2023.

Harold Allison Taylor, Jr.

Paula S. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Allison Taylor, Jr. and Paula S. Taylor, the bargainors, 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 and seal, at office, this 25th day of May, 2023.

My Commission Expires:

ALICIA M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Southampton, Phase Four of record in Book 6250, Page 565, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Harold A. Taylor and Paula S. Taylor, by deed from Martha Theobald (aka Martha Theobold), unmarried, of record in Instrument No. 20100701-0051740, Register's Office for Davidson County, Tennessee.

Harold Allison Taylor, Jr. and Harold A. Taylor are one and the same person.

This conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2023 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This is improved property known as 105 Eller Court, Nashville, Tennessee 37221-3345.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 May 25, 2023.

July 31, 2023
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31ST day of July, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

