THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 1048679 DEEDQC
09/12/2023 08:31 21 AM 2 pgs
Fees $12 00 Taxes· $0 00

20230912-0071330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

Subscribed and sworn to before me this 5th day of September, 2023.

Virginia D. Taylor
Affiant

Notary Public
My Commission Expires: 3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Parcel ID
Theodore Place LLC 2805 Glen Oaks Dr. Nashville, TN 37214	**Same**	**09502007900**

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Virginia D. Taylor,** by these presents does hereby quitclaim and convey unto **Theodore Place LLC**, a Tennessee Limited Liability Company, and its successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 51 on the map of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's Office of said County.

Said lot No. 51 fronts 73 feet on the easterly side of Theodore Road, and runs back 150.5 feet on the north line and 146.3 feet on the south line to a dead line which is a broken line, measuring 88.3 feet thereon.

Being the same property conveyed to Virginia D. Taylor, unmarried, by deed from Danny L. Ostrander and wife, Susan J. Ostrander, of record in Book 6055, page 814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

This is improved property, known as 227 Theodore Drive, Nashville, Tennessee 37214.

Witness our hands, the bargaining parties, having caused our names to be signed hereto on said day and date.

Virginia D. Taylor 9/5/23
Virginia D. Taylor Date

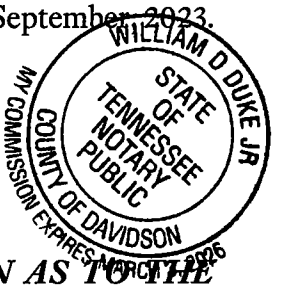
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke, Jr., a Notary Public in and for said County and State, **Virginia D. 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 5th day of September, 2023.

Notary Public

My Commission Expires: 3/3/2026



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.