PREPARED BY AND RETURN TO:
HUSCH BLACKWELL LLP
736 GEORGIA AVENUE, SUITE 300
CHATTANOOGA, TENNESSEE 37402
(423) 266-5500

Karen Johnson Davidson County
Batch# 1059512 DEEDQC
10/10/2023 10:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231010-0079513

| New Owner's Address: | Send Tax Bills To: | Tax Parcel No.: |
|---|---|---|
| Latoya Taylor Clark<br>Herbert Taylor<br>James Taylor<br>Zynthia Fay Taylor<br>2499 Elkmont Drive<br>Clarksville, TN 37040 | Same as Address | 081-15-0-319 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STELLAR REALTY COMPANY, LLC (the "Grantor") hereby grants, transfers, releases, conveys, and forever quitclaims unto HERBERT TAYLOR, JAMES TAYLOR, ZYNTHIA FAY TAYLOR, and LATOYA TAYLOR CLARK (the "Grantees"), as tenants in common, all of Grantor's right, title, and interest the following described premises:

**LAND IN DAVIDSON COUNTY, TENNESSEE:**
**Being Lot No. 38 in Bransford Realty Company's Resubdivision of a part of Manlove's Addition recorded in Book 421, Page 53 of the Register's office for Davidson County, Tennessee.**

**Being the same property conveyed to Grantor Stellar Realty Company, LLC by Warranty Deed from Johnnie E. Gross-Hancock of record in Instrument No. 20220323-0033324, Register's Office for Davidson County, Tennessee dated February 14, 2022, and recorded on March 23, 2022.**

**Being the same property conveyed to Johnnie E. Gross-Hancock by Quitclaim Deed from Lula Mai Scivlcy Gross of record in Instrument No. 20000322-0029013 Register's Office for Davidson County, Tennessee, dated March 16, 2000, and recorded on March 22, 2000.**

**Being the same property conveyed to Oretha Gross Bowers by Quitclaim Deed from Johnnie E. Gross-Hancock of record in Instrument No. 20020827-0103665 Register's Office for Davidson County, Tennessee, dated August 27, 2002, and recorded on August 27, 2002.**

**Reverter clause that upon the death of Oretha Bowers the property is conveyed back to Johnnie E. Gross-Hancock or the Gross Family Heirs.**

**Being the same property conveyed to Johnnie E. Gross-Hancock by Quitclaim deed from Oretha D. Gross-Bowers of record in Instrument No. 20050324-0031971 Register's Office for Davidson County, Tennessee, dated July 23, 2003, and recorded on March 24, 2005.**

**Reverter clause that upon the death of Johnnie Hancock the property is conveyed back to the Heirs of Lula Mai Scivley.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.**

**This tract as improved is known as 1726 Knowles Street, Nashville, Tennessee 37208.**

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Grantees agree to pay all outstanding property taxes.

Grantor and Grantees each acknowledge that this Quitclaim Deed was prepared from information furnished by the Parties, and that no boundary survey or title examination was made, and neither the preparer nor the firm of Husch Blackwell LLP, nor any of its members, shall have any liability for the status of the title to the property or the accuracy of such information.

[*Remainder of page is intentionally left blank.*]

IN TESTIMONY WHEREOF, the Grantor has executed and delivered this Deed the day and year first above written.

**STELLAR REALTY COMPANY, LLC**

*Meshia Henderson*
*Managing Member*

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 25th day of August, 2023, before me, a Notary Public in and for the state and county aforesaid, personally appeared MESHIA HENDERSON, on behalf of STELLAR REALTY COMPANY, LLC, as its Managing Member, 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 she executed the same as her free act and deed.

Notary Public

My commission expires: January 11, 2026

CHENEE BEENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me
this 25th day of August, 2023.

Notary Public
My commission expires: January 11, 2026

CHENEE BEENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

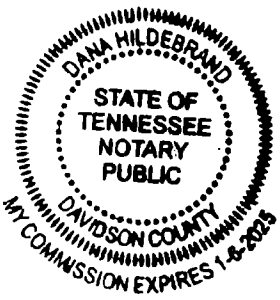
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me
this 13 day of September, 2023.

Notary Public
My commission expires: 1/6/2025



- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8-25-2023 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 10-10-2023

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 10th **day of** October **,** 2023 **.**

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.10.2024

**Notary's Seal (if on paper)**

