Karen Johnson Davidson County
Batch# 1062658 DEEDQC
10/19/2023 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20231019-0081974

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Knox
The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Earl Taylor
AFFIANT

Subscribed and sworn to before me this 6th day of October 2023

SHANNON FORTUNE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

NOTARY PUBLIC
My Commission Expires: 10-05-2026

ADDRESS OF NEW OWNER:
Earl R. Taylor, et al.
4407 Beechwood Road
Knoxville, TN 37920

SEND TAX BILLS TO:
New Owner

Map & Parcel: 131030B14900CO

QUITCLAIM DEED

In consideration of $315,000.00, and other good and valuable consideration, **Earl R. Taylor and wife, Sheryl D. Taylor**, Grantor, does hereby quitclaim and convey a one-half undivided right, title and interest, to the hereinafter described property to **John T. Dawson, V and wife, Joan P. Dawson**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Building Site 149 on the Plan of Section Two, Arden Place, of record in Plat Book 4675, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Earl R. Taylor and wife, Sheryl D. Taylor from Chad Ellis and Joyce Ellis, by Warranty Deed, of record in Instrument No. 20150521-0046926, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 4400 Belmont Park Terrace, Unit 149, Nashville, TN 37215.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 9th day of October, 2023

Earl R. Taylor

Sheryl D. Taylor

STATE OF Tennessee

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Earl R. Taylor and Sheryl D. Taylor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 9th day of October, 2023.

Notary Public

My Commission Expires: 10-03-2026

SHANNON FORTUNE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 9, 2023.

J. Carlton Drumwright

10/9/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 10/9/23.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY