Karen Johnson Davidson County
Batch# 1064798 DEEDQC
10/26/2023 08:13:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231026-0083696

This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste. 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0.** Affiant Sworn to and subscribed before me this 5th day of October, 2023. Notary Public My Commission Expires: 2/28/27 BILL BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-28-2027 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

QUITCLAIM DEED

THIS INDENTURE, made this 5th day of October, 2023, among:

EMMA TAYLOR, THOMAS JAMES TAYLOR JR., AND LISA JEANEENE TAYLOR, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

EMMA A. TAYLOR, TRUSTEE OF THE EMMA TAYLOR FAMILY TRUST DATED OCTOBER 5, 2023,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Section I, Henderson Gardens, of record in Book 2900, page 75, Register's Office for Davidson County. Said Lot No. 27 fronts 75.0 feet on the northerly margin of Rosebank Avenue and extends back 310.3 feet on the easterly line and 146.0 feet on the westerly line to a broken line in the rear, measuring 210.5 feet thereon.

Being the same property conveyed to Emma Taylor, Thomas James Taylor Jr., and Lisa Jeaneene Taylor, as Joint Tenants with Right of Survivorship by Quitclaim Deed from Emma Taylor, dated July 25, 2007 and recorded August 22, 2007 at Reference No. 20070822-0100440, in said Register's Office for Davidson County, TN.

This is improved property is situated at 1918 Rosebank Avenue, Nashville, TN 37216.

THIS DEED has been prepared solely upon information furnished by **Emma Taylor, Thomas James Taylor Jr., and Lisa Jeaneene Taylor.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Emma Taylor

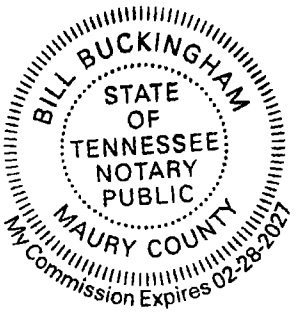
Emma Taylor

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Emma 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2023

Notary Public
My Commission Expires: 2/28/27



Thomas James Taylor Jr.

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Thomas James Taylor Jr.**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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2023

Notary Public
My Commission Expires: 2/28/27

BILL BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-28-2027

Lisa Jeaneene Taylor

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Lisa Jeaneene 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of October, 2023

Notary Public
My Commission Expires: 2/28/27

BILL BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-28-2027

Owner Name & Property Address:

Emma A. Taylor, Trustee
Emma Taylor Family Trust dated October 5, 2023
1918 Rosebank Avenue
Nashville, TN 37216

Responsible Party For Taxes:

Emma A. Taylor, Trustee
Emma Taylor Family Trust dated October 5, 2023
1918 Rosebank Avenue
Nashville, TN 37216

Tax Map and Parcel: 07309020600