Karen Johnson Davidson County
Batch# 1068410 DEEDQC
11/03/2023 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231103-0086201

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title and Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Wallace Harrison Taylor, Jr. and Sandra Taylor 4033 Lancashire Drive Antioch, TN 37013	First Bank 722 Columbia Avenue Franklin, TN 37064	150-04-0-084.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeff D. Gwaltney, individually and as Executor of the Estate of Jack Donald Gwaltney**, by these presents does hereby quitclaim and convey unto, **Wallace Harrison Taylor, Jr. and Sandra Taylor, husband and wife**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land situated in Davidson County, Tennessee:

Lot 575, Plan of Kensington of Priest Lake, Section 2, as shown on plat of record in Plat Book 6250, Page 592, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 575 fronts 100 feet on the northeasterly margin of Lancashire Drive and extends back 135 feet on the southeasterly line and 135 feet on the northwesterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Jeff D. Gwaltney by Quitclaim Deed from Sylvia Jan Helfer, dated September 15, 2023, and recorded on September 21, 2023, of record in Instrument Number 20230921-0074289, Register's Office for Davidson County, Tennessee.

Being also known as 4033 Lancashire Drive, Antioch, TN 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 3RD day of NOVEMBER, 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

GAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 2nd day of November, 2023.

Jeff D. Gwaltney

Jeff D. Gwaltney, Executor of the Estate of Jack Donald Gwaltney

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jeff D. Gwaltney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of November, 2023.

Notary Public

My Commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jeff D. Gwaltney, Executor of the Estate of Jack Donald Gwaltney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of November, 2023.

Notary Public

My Commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 November 2, 2023 (date of document).

Affiant Signature

November 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023