This Instrument Prepared By: Michelle Gray Taylor at 2520 Webster Drive, Nashville, TN

Karen Johnson Davidson County
Batch # 1077995 DEEDQC
12/04/2023 11:58:15 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231204-0093330

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Michelle Gray Taylor, and Michael N. Taylor, married, of 2520 Webster Drive, Nashville, TN, (the "Grantor"), for and in consideration of 1.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto Michelle G. Taylor, married, of 2520 Webster Street, Nashville, TN 37207, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

> Unimproved property known as Toney Road, 2520 Old Matthews Rd, Old Matthews Road and 541 Toney Road.

Being all or part of the same property described in the County Register's Deed Instrument No. 200405130056054

IN WITNESS WHEREOF the Grantor has executed this instrument this 30th day of November, 2023.

Signed in the presence of:

Witness signature

Melody Osborne
Witness name

Michelle Gray Taylor

Quitclaim Deed

Spousal Acknowledgement

I, Michael N. Taylor of 2520 Webster Drive, Nashville, TN, spouse of Michelle Gray Taylor, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Michelle G Taylor POA for Michael N. Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Patricia Patton, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Michelle G. Taylor attorney in fact for Michael N. Taylor, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 30th day of November, 2023.

Patricia Patton

Notary Public, the State of Tennessee

County of DAVIDSON

PATRICIA PATTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 1-6-2025

Quitclaim Deed

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Patricia Patton, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Michelle Gray Taylor, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 30th day of November, 2023.

Patricia Patton

Notary Public, the State of Tennessee

County of Davidson

My commission expires: 1-6-2025

PATRICIA PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Mail Tax Notice to: Michelle G. Taylor, 2520 Webster Street, Nashville, TN 37207

Parcel Number: 3.01,163,164 and 4

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Michelle G. Jay
Affiant

Subscribed and sworn before me, this 30 day of November, 20 23

Patricia Patton
Notary

PATRICIA PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

This is improved property known as 541 Toney Road, Nashville, TN 37207 and unimproved property known as Toney Road, 2520 Old Matthews Road and Old Matthews Road, Nashville, TN 37207

ATTACHMENT

Tract No. 1: (Map 60-13, Parcel 4)

A tract of land in the 12th Civil District of Davidson County, Tennessee and described according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 20, 1956, as follows:

Beginning at an iron pin in the northerly line of the property conveyed to Hardin Yokley and wife, by deed from Ann Marie Donnell Carroll, of record in Book 1345, page 255, Register's Office for said County, said point being North 77 deg. 30 min. East 309 feet from the Northwest corner of said tract above referred to; and continuing with the northerly boundary line of said tract North 77 deg. 30 min. East 87.8 feet to a fence corner; thence South 10 deg. 28 min. East 355 feet to an iron pin; thence North 83 deg. West 150 feet to an iron pin; thence North 0 deg. 10 min. West 309 feet to the beginning, containing .9 acre, more or less and designated as Tract No. 2 on said survey.

Being the same property conveyed to Twincy Webster by deed of record in Book 2633, page 306, Register's Office for Davidson County, Tennessee.

Tract No. 2: (Map 60-13, Parcel 3.01)

A tract of land in the 12th Civil District of Davidson County, Tennessee, and described according to a survey made by E. L. Miller, Jr., and Company, dated 7-11-62 and the tracts "X" and "Y" subsequently added to the property surveyed, dated 7-28-66, as follows:

Beginning at an iron pin in the southerly line of the property conveyed to Twincy Webster by deed from Hardin Yokely, of record in Book 2633, page 306, Register's Office for said County, said point being 50 deg. 10 min. East 309 feet from the Northwest corner of said tract above referred to; and continuing with the southerly boundary line of said tract North 78 deg. 00 min. East 159 feet to an iron pin; thence South 309 feet; thence East 159 feet; thence North 255.8 feet; thence West 156.7 feet to point of beginning, containing 1.0 acres, more or less, and designated as Tract "Y" on said survey.

Being the same property conveyed to Twincy Webster and husband, John Will Webster by deed of record in Book 4567, page 523, Register's Office for Davidson County, Tennessee; the said John Will Webster having since died, the property vests in Twincy Webster as surviving tenant by the entirety.

Tract No. 3 (Map 60-13, Parcel 163)

A tract of land in the 12th Civil District of Davidson County, Tennessee, and described according to a survey made by E. L. Miller, Jr., and Company, dated 7-28-66 and shown on the property surveyed as tracts "V" and "W", as follows:

Beginning at an iron pin in the southerly line of tract "V", oblique to tract "W" at the southeast corner with a 50 foot road easement, 586 45 min. West and continuing North 10 deg. 28 min. West to a post adjoining the Jordon Property, North 79 deg. 30 min. to corner post, approximately 143 feet to the Old Matthews Road to point of beginning along fenced line, South 511 30 min. East; thence South 448 feet; thence West 125.5 feet; thence North 441 feet; thence East 182.7 feet, containing 1.5 acres more or less, and designated as Tract "V" on said survey.

Being the same property conveyed to Twincy Webster and husband, John Will Webster, by deed of record in Book 4568, page 993, Register's Office for Davidson County, Tennessee; the said John Will Webter having since died, the property vests in Twincy Webster as surviving tenant by the entirety.

Tract No. 4 (Map 60-13, Parcel 164)

A tract of land in the 12th Civil District of Davidson County, Tennessee, and described according to a survey made by E. L. Miller, Jr., and Company, dated 7-11-62 and the tracts "X" and "Y" subsequnetly added to the property surveyed, dated 7-28-66 as follows:

Beginning at an iron pin in the easterly line of the property conveyed to Twincy Webster, by deed from Hardin Yokley of record in Book 2633, page 306, Register's Office for said County, said point being 583 00' East 447.7 feet; thence East 447.7 feet 00 deg. 50 min. East 78.2 feet; thence North 83 deg.

55 min. West 447 feet; thence West 447 feet, South 2 deg. 00 min. West; thence South 71 feet to point of beginning, containing 0.8 acre, more or less, and designated as Tract "X" on said survey.

Being the same property conveyed to Twincy Webster and husband, John Will Webster, by deed of record in Book 4567, page 525, Register's Office for Davidson County, Tennessee; the said John Will Webster having since died the property vests in Twincy Webster as surviving tenant by the entirety.

The said Twincy Webster having since died, and the Estate of Twincy Lee Webster having been admitted to probate in the 7th Circuit Court for Davidson County, Tenessee, Probate Division, No. 03P-1354, Letters of Administration were issued to Monica D. Edwards as Administrator of said Estate.