AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10553953

Karen Johnson Davidson County
Batch# 1081724 DEEDQC
12/14/2023 09:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231214-0096445

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 151-10-0A-156-00

QUITCLAIM DEED

Exempt: Section 67-4- 409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) - no transfer tax is due.

THIS DEED made and entered into on this 8th day of Dec, 2023, by and between **Mia Taylor F/K/A Mia Jones, an unmarried person,** residing at 1704 Londonview Place, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Mia Taylor, an unmarried person,** residing at 1704 Londonview Place, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1704 Londonview Place, Nashville, TN 37013

Being the same which Ole South Properties, Inc., by Deed dated March 14, 2003 and recorded March 19, 2003 in the County of Davidson, State of TN in Instrument: 20030319-0036498 conveyed unto Mia Jones, unmarried.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mia Taylor FKA Mia Jones

Mia Taylor F/K/A Mia Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Mia Taylor F/K/A Mia Jones**, the within named Grantor, 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 seal, at office in Antioch, TN, this 8th day of Dec, 2023.

Karen R. Campbell

Notary Public

My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Mia Taylor
Affiant

Print Name: Mia Taylor

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 8th day of Dec, 2023.

Karen R. Campbell
Notary Public
My Commission Expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Name and address for person(s) responsible for taxes:

Mia Taylor
1704 Londonview Place
Nashville, TN 37013

Name and address of property owner:

Mia Taylor
1704 Londonview Place
Nashville, TN 37013

EXHIBIT "A"
LEGAL DESCRIPTION

The following described property in the County of Davidson, State of Tennessee, to-wit:

Being Lot Number 125, Phase Two, Villages of Long Hunter, PUD as shown by plat of record in Plat Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Parcel ID Number: 151-10-0A-156-00

Property commonly known as: 1704 Londonview Place, Nashville, TN 37013

Tennessee Certification of Electronic Document

I, **Irma Covarrubio,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electric 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 **12/8/2023** (date of document).

Affiant Signature

Date **12/8/2023**

STATE OF TEXAS

COUNTY OF COLLIN

Sworn to and subscribed before me this **8** day of **DECEMBER**, 2023.

Notary Signature

My Commission Expires: _____

DEE ANN POTEET
Notary Public, State of Texas
Comm. Expires 08-19-2026
Notary ID 2289133