Karen Johnson Davidson County
Batch# 1089983 DEEDQC
01/09/2024 01:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240109-0001901

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Christine A. Taylor

Subscribed and sworn to before me, this 8th day of January, 2024.

Notary Public

My Commission Expires: _____

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Christine A. Taylor, Trustee 8583 Sawyer Brown Road Nashville, TN 37221	SAME	142-13-0-C 012.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christine A. Taylor**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Christine A. Taylor and/or Mary Flathmann and/or Teresa Giles, Trustees of the Christine A. Taylor Living Trust, established by the Revocable Trust Agreement of Christine A. Taylor dated January 8, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 8th day of January, 2024.

Christine A. Taylor

Christine A. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine A. Taylor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8th day of January, 2024.

My Commission Expires: EMILY HARVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-11-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 8583, together with the carport designated No. 85830-C, in River Plantation, Section Ten, Phase II-A, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Ten, Phase II-A, Condominium Apartments, recorded in Plat Book 7900, Page 956, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation documents in Book 9669, Page 111, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-A, Condominium Apartments, contained in the Master Deed and Bylaws appended thereto, recorded in Book 9394, Page 598, et. seq., as applied to Section Ten, Phase II-A, by annexation documents in Book 9669, Page 111; and Book 9780, Page 284, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION X – PHASE IIA, as recorded in Plat Book 7900, Page(s) 956 and 957.

Terms and provisions of bylaws amended in Instrument No. 20081203-0117316.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION, SECTION TEN, PHASE ONE of record in Book 9394, Page 598, Annexation recorded in Book 9669, Page 111, as amended by instrument(s) of record in Instrument No. 20081203-0117317.

Being the same property conveyed to William L. Taylor, Jr. and Christine A. Taylor, husband and wife, by deed from Lisa Shankland, Trustee under the Irrevocable Trust Agreement of Kathleen Jones D. Brent dated November 28, 2011, of record as Instrument No. 20130905-0093620 Register's Office for Davidson County, Tennessee.

William L. Taylor, Jr. died on October 29, 2023.

This is improved property known as 8583 Sawyer Brown Road, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 1/8/24.

1/9/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of January, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

