QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1093980 DEEDQC
01/25/2024 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240125-0005063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ALLISON TAYLOR	**Same**	
(NAME) **3903 WESTLAWN PL.**	(NAME)	**108-08-0C-013.00-CO**
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **ALLISON TAYLOR, UNMARRIED,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ALLISON TAYLOR, UNMARRIED,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 7-B, ON THE HORIZONTAL PROPERTY REGIME FOR THE WESTLAWN, A CONDOMINIUM DEVELOPMENT, AS RECORDED IN THE MASTER DEED OF RECORD IN BOOK 7972, PAGE 794 AND AMENDED IN INSTRUMENT NO. 20000830-0085678, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION TOGETHER WITH WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO JAMES TAYLOR, MARRIED AND ALLISON TAYLOR, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM JOHN DRISCOLL, MARRIED, DATED APRIL 8, 2014, RECORDED APRIL 10, 2014, AND OF RECORD AT INSTRUMENT NO. 20140410-0030059, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE ALSO: SCRIVENER'S AFFIDAVIT RECORDED AT INSTRUMENT NO. 20140508-0039403, SAID REGISTER'S OFFICE. THE SAID JAMES TAYLOR SUBSEQUENTLY DIED NOVEMBER 14, 2023, THEREBY VESTING ALLISON TAYLOR AS SURVIVING TENANT BY THE ENTIRETY.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 25th day of January 2024.

ALLISON TAYLOR

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of January 2024, before me personally appeared **ALLISON TAYLOR**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of January 2024.

Notary Signature

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **January 25, 2024**.

Date

Affiant Signature

January 25, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **25** day of **January**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)