Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Taylor Tennessee Community Property Trust dated February 13, 2024 1002 Ashcroft Way Mount Juliet, TN 37122	**Map/Parcel:** **074-08-0-020.00**	**Same**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Lydia Darlene Taylor and Michael J. Taylor, wife and husband** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **The Taylor Tennessee Community Property Trust dated February 13, 2024** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as 7006 Bonnamere Drive, Hermitage, TN 37076.

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson
Batch # 1124268
04/18/2024 08:34:30 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240418-0027591

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 1st day of April, 2024.

Notary Public
My Commission Expires: 7.7.25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 1st day of April, 2024.

Michael J. Taylor

Lydia Darlene 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 **Michael J. Taylor and Lydia Darlene Taylor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 1st day of April, 2024.

Notary Public

My Commission Expires:

1/11/26

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot(s) 809, as shown on the map entitled Section Seven Hermitage Hills, of record in Plat Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lydia Darlene Taylor and Michael J. Taylor, wife and husband, by Warranty Deed dated February 27, 2020, of record as Instrument Number 20200228-0022235, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.