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: 095.05-0-175.00**	**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, **Michael J. Taylor and wife, Lydia Darlene Taylor** (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 300 Kent Road, Nashville, TN 37214.

STATE OF TENNESSEE,
COUNTY OF Davidson

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

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

Davidson County
DEEDQC
3 pgs

20240418-0027592

Affiant

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

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

Notary Public
My Commission Expires: 7.7.25

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

EXHIBIT A

(Legal Description of the Property)

Being all of Lot No. 35 on the plan of Donelson Heights of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Taylor and wife, Lydia Darlene Taylor by Warranty Deed dated May 29, 2018, of record as Instrument Number 20180611-0056039, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1424, Page 35, Register's Office for said county.
2. Any and all restrictions, conditions, and easements of record.