QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1125509 DEEDQC
04/22/2024 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240422-0028670

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $0.00.

Affiant

Subscribed and sworn before me this 15th day of April, 2024.

Notary Public
My commission expires: 8/17/2025
(Affix Seal)

YOUENTA TRINETTE KEYS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-17-2025

THIS INSTRUMENT PREPARED BY
Teresa M. Morgan, Attorney, PO Box 60711, Nashville, Tennessee 37206

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zina Grant 1408 East Cedar Lane Madison, TN 37115	Zina Grant 1408 East Cedar Lane Madison, TN 37115	053 09 0A 001.00 CO

THIS INDENTURE made and entered into on this **15th** day of April, 2024, between **Carlis Ware Taylor** ("Grantor"), and **Zina Grant, a single woman**, ("Grantee"), and hereby transfers and conveys any interest in the certain parcel of real property described below to the Grantee:

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and no other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's beneficiaries and assigns, all of Grantor's right, title, and interest in and to the following described premises, to wit:

> Land in Davidson County, Tennessee, being Unit No. 1408 of Neely's Bend Villas as of record in Book 5200, Page 262, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof, together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit which are of record in Book 5625, Page 1, Register's Office for said county.

Zina Grant and Zina G. Taylor are one and the same person.

Carlis Ware Taylor joins in the execution of this instrument to convey any and all marital rights he may have in said property.

Being the same property conveyed to **Zina G. Taylor, as single woman** from **Wanda Williams, unmarried,** by Warranty Deed dated April 16, 2018, of record in Instrument Number 20180419-0037034, Register's Office for Davidson County, Tennessee

The address of the herein described property is believed to be 1408 E. Cedar Lane, Madison, Tennessee 37115, and is shown on all tax records as same, but such address is not part of the legal description of the property herein and in any event of any discrepancy, the legal description herein shall control.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

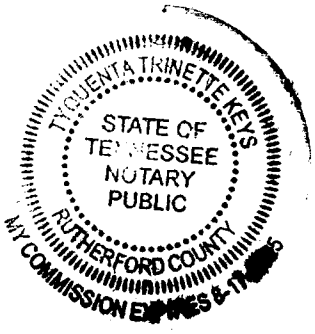
CARLIS WARE TAYLOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **CARLIS WARE TAYLOR,** whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 15th day of April, 2024.

Notary Public
My Commission Expires: 8/17/2025.



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 4/15/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/15/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th **day of** April, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

