This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1133842 DEEDQC
05/13/2024 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240513-0034842

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 1 day of May, 2024.

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Michael B Taylor and Barbara J. Taylor
702 Rowan Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Michael B Taylor and Barbara J. Taylor
702 Rowan Drive
Nashville, TN 37207

MAP AND PARCEL NUMBER: 05911001300

QUITCLAIM DEED
24NT00289

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Michael Taylor FKA Michael B. Taylor

By these presents do remise, release and **QUITCLAIM** unto

Michael B. Taylor and Barbara J. Taylor, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 320, Haynes Manor Section II, as of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee. Said Lot No. 320 fronts 70 feet along the northwesterly margin of Rowan Drive and runs back 130 feet between parallel lines to a line at the rear measuring 70 feet thereon.

Being the same property conveyed to Michael Taylor from Oveta R. Taylor, by Quitclaim Deed dated 12/13/2013 and recorded 12/18/2013 in Instrument No. 20131218-0127663, Register's Office of said County.

Being the same property conveyed to John W. Taylor, Jr. and wife, Oveta R. Taylor by Warranty Deed from Cumberland Builders, Inc. recorded on December 20, 1967 in Book 4199, Page 321, Register's Office for Davidson County, Tennessee. John W. Taylor Jr. having since died in July of 2008.

This is an improved property commonly known as: 702 Rowan Dr, Nashville, TN 37207-3521

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

Witness our hands this 1 day of May, 2024.

Michael B. Taylor

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael B. Taylor,** the within named bargainer, 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 official seal at office, this 1 day of May, 2024

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Barbara J. Taylor

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Barbara J. Taylor,** the within named bargainer, 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 official seal at office, this 1 day of May, 2024

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5-1-24 (date of document).

Affiant Signature

5-12-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of May, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025