Karen Johnson
Batch # 1188654
10/02/2024 10:32:15 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20241002-0076386

THIS INSTRUMENT PREPARED BY:
The Law Office of Nancy L. Choate P.C.
Nancy L. Choate, Attorney at Law
403 North Parkway, Ste 201
Jackson, Tennessee 38305

Without Survey or Title Examination (cc/kk)
Without Serving as Closing Attorney

PROPERTY OWNER & ADDRESS:

Alanna J. Taylor
210 Raintree Dr
Hermitage, TN 37076

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:

Alanna J. Taylor
210 Raintree Dr
Hermitage, TN 37076

Map & Parcel: 086 11 0A 074.00 – 210 Raintree Drive

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That we, TIMOTHY J. TAYLOR and RONDA G. TAYLOR, HUSBAND AND WIFE, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto ALANNA J. TAYLOR, all of our right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

MAP & PARCEL: 086 11 0A 074.00

A certain Condominium apartment in Davidson County, Tennessee, described as follows: Unit Number 6, Building No. 14 in Raintree Village (a condominium created under Chapter 27, Title 64, of the Tennessee Code Annotated and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, Register's Office for Davidson County, Tennessee, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Page 62 through 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made. Building 14 having been submitted to the provisions of the said Master Deed, as amended by instrument of record in Book 5165, page 781, and in Book 5172, page 72, Register's Office for Davidson County, Tennessee. Garage no. 14-6 is a limited element for the exclusive use of the occupant of said unit.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Being the same real estate conveyed to TIMOTHY J. TAYLOR and RONDA G. TAYLOR, husband and wife, and ALANNA J. TAYLOR as tenants in common with right of survivorship by Warranty Deed of record as Instrument Number 20160802-0079586 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the ____ day of Sept 25, 2024.

TIMOTHY J. TAYLOR

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared TIMOTHY J. TAYLOR, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 25 day of September, 2024.

Notary Public

My Commission Expires: 3-18-26

KIMBER KING
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 25 day of September, 2024.

Notary Public

My Commission Expires: 3-18-26

KIMBER KING
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

Ronda G. Taylor
RONDA G. TAYLOR

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared RONDA G. TAYLOR, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 25 day of September, 2024.

Notary Public

My Commission Expires: 3-18-26

KIMBER KING
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY