NAME & ADDRESS OF NEW OWNER:
Collin L Taylor
405 Owendale Drive
Antioch, Tennessee 37013

THIS INSTRUMENT PREPARED BY:
Abby R. Rubenfeld
RUBENFELD LAW OFFICE, PC
810 Dominican Drive, Suite 215
Nashville, Tennessee 37228

SEND TAX BILLS TO:
Collin L. Taylor
405 Owendale Drive
Antioch, Tennessee 37013

MAP & PARCEL: 15005009.00

Karen Johnson
Batch # 1190568
10/04/2024 03:16:34 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241004-0077385

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 30 day of September, 2024, by and between CATHERINE BOST TAYLOR, party of the first part of Davidson County Tennessee, and COLLIN L. TAYLOR, party of the second part of Davidson County, Tennessee;

WITNESSETH:

FOR AND IN CONSIDERATION of the mutual obligations included in an Final Decree of Divorce, and pursuant to the terms of the division of marital property ordered by that Court in the matter of Taylor v. Taylor, Davidson County Third Circuit Court No. 24D-798, the party of the first part gives, transfers, assigns, conveys, and quitclaims unto the party of the second part, all her right, title, and interest in and to the tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee and being all of Lot No. 339, Section 3, CHERRY HILLS, as appearing of record in Plat Book 4175, Page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Collin Taylor and Catherine Taylor, husband and wife, by deed from Misael Antonio Moz, an unmarried man, of record in Instrument No. 20220519-0057826, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to Restrictive Covenants and Easements of record in Book 4317, Page 574; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7865, Page 37; and all existing easements and all other matters as shown on plat of record in Plat Book 4175, Page 59, in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here. Davidson County, Tennessee.

This is improved property known as : 405 Owendale Drive, Antioch, TN 37013

IN TESTIMONY WHEREOF, the party of the first part has hereunto set her signature the day and date first above written.

CATHERINE BOST TAYLOR

STATE OF Texas
COUNTY OF Harris)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within named **CATHERINE BOST TAYLOR**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 27 day of September, 2024.

LUCIA JAZMIN VELAZQUEZ
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID: 133662277
COMISSION EXP: MAR 23, 2026

NOTARY PUBLIC

My commission expires: March 23, 2026

Document Notarized using a Live Audio-Video Connection

This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E), therefore, no transfer tax is due and payable for the recordation of this instrument.

NOAH WILBURN RAPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 27 day of September, 2024.

NOTARY PUBLIC

My commission expires: 7-6-26

Document Id: CBE88E30-71E2-11EF-810A-ED757129AC4E
OnlineNotary.net