THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 1218588 DEEDQC
12/20/2024 10:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241220-0099024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 17th day of December, 2024.

Virginia Doris Taylor
Affiant

Notary Public
My Commission Expires: 3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Parcel ID
Virginia Doris Taylor 2805 Glen Oaks Dr. Nashville, TN 37214	**Same**	**11704039600**

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Belmont Stone Place LLC,** by these presents does hereby quitclaim and convey unto **Virginia Doris Taylor**, unmarried, and her successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Belmont Terrace of record in book 421, page 101, Register's Office for said County.

Said lot No. 12 fronts 100 feet on the westerly margin of Belmont Boulevard and extends back 180.4 feet on the northerly line and 180.9 feet on the southerly line to an alley in the rear, measuring 100 feet thereon.

Being the same property conveyed to Belmont Stone Place LLC, a Tennessee Limited Liability Company, by quitclaim deed from Virginia Doris Taylor, of record in Instrument No. 20230912-0071329, Register's Office for Davidson County.

The property herein conveyed is subject to restrictive covenants of record in book 327, page 540, Register's Office for said County, and to the matters set forth in the above referenced plan of record.

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

This is improved property, known as 2903 Belmont Boulevard, Nashville, Tennessee 37212.

Witness our hands, the bargaining parties, having caused our names to be signed hereto on said day and date.

Belmont Stone Place LLC by:

Virginia Doris Taylor Date 12/17/24

Virginia Doris Taylor

Tracy Gale Taylor 12/17/24

Tracy Gale Taylor Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke, Jr., a Notary Public in and for said County and State, **Virginia Doris Taylor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 17th day of December, 2024.

Notary Public

My Commission Expires: 3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke, Jr., a Notary Public in and for said County and State, **Tracy Gale Taylor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 17th day of December, 2024.

Notary Public

My Commission Expires: 3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **12/17/2024** [DATE].

AFFIANT SIGNATURE

12/20/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **20th** day of **December**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

