QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1229534 DEEDQC
01/23/2025 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250123-0005254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SIMON ROPER & LYNDSEY C. TAYLOR	**Same**	
(NAME) **224 PEACHTREE STREET**	(NAME)	**052-11-0-045.00**
(ADDRESS) **NASHVILLE, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **SIMON ROPER, A SINGLE PERSON, AND JULIA MCLEOD, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **SIMON ROPER, A SINGLE MAN, AND LYNDSEY C. TAYLOR, A MARRIED WOMAN, AS TENANTS IN COMMON** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN OF MADISON HEIGHTS SECTION II. PART II OF RECORD IN PLAT BOOK 2331, PAGE 83, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 27 FRONTS 125.0 FEET ON THE SOUTHERLY SIDE OF BERWICK TRAIL AND EXTENDS BACK BETWEEN LINES 375.0 FEET ON THE WESTERLY LINE 377.0 FEET IN THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 125.02 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SIMON ROPER, A SINGLE PERSON, AND JULIA MCLEOD, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM LEISA HANS, A SINGLE PERSON, AND THOMAS J. HANS, A SINGLE PERSON, DATED MAY 26, 2022 AND RECORDED ON JUNE 3, 2022 IN INSTRUMENT NO. 20220603-0064081, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 21st day of January 2025.

SIMON ROPER **JULIA MCLEOD**

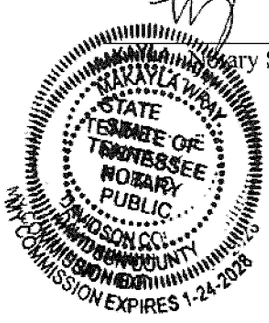
STATE OF TENNESSEE
COUNTY OF Davidson

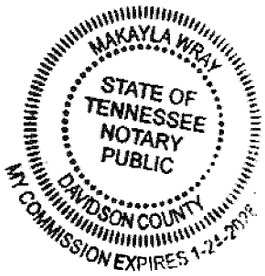
Before me personally appeared **SIMON ROPER AND JULIA MCLEOD** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of January 2025.

Notary Signature

My commission expires:





Certificate of Authenticity

I, Andrew Suzore, 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 January 21, 2025.

Date

Affiant Signature

January 22, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of January, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027