RETURN & RECORD TO:
R. PATRICK PARKER, ESQ.
117 SAUNDERSVILLE RD., STE. 201
HENDERSONVILLE, TN 37075

Karen Johnson Batch # 1243127 03/05/2025 12 46 15 PM Fees $12 00 Taxes $0 00 20250305-0016605 Davidson County DEEDQC 2 pgs THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE	STATE OF TENNESSEE COUNTY OF SUMNER The actual consideration or value, whichever is greater, for this transfer is $-0- Affiant Subscribed and sworn to before me, this 15th day of February, 2025 Notary Public My commission expires. 8/19/2026 BRENDA NORTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 08/19/2026 SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
R. PATRICK PARKER, ESQ
117 SAUNDERSVILLE RD , STE 201
HENDERSONVILLE, TN 37075

QUITCLAIM DEED

Address of New Owner(s) as follows.	Send Tax Bills To	Map-Parcel Numbers
RTaylor, LLC	**Same**	**104 12 0 275.00**
5405 McGavock Road		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Richard L. Taylor,** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **RTaylor, LLC, a Tennessee limited liability company** herein called "GRANTEE(S)", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Lenox Place, as of record in Book 161, page 171, Register's Office for said County. Said Lot No. 33 fronts 50 feet on the southerly side of Portland Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Richard L. Tayler, by Quitclaim Deed from Jean V. Taylor, of record in Book 8882, page 734, Register's Office for Davidson County, Tennessee, dated March 5, 1993, and recorded on March 8, 1993.

This is **improved** property known as 1703 Portland Ave., Nashville, Tennessee 37212

~~TO HAVE AND TO HOLD~~, The said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered of record; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 15 day of January, 2025.

Richard L. Taylor
RICHARD L TAYLOR

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard L. Taylor** with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledge that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is authorized to execute this instrument.

Witness my hand, at office, this 15th day of January, 2025.

Brenda Norton
Notary Public

BRENDA NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/19/2026
SUMNER COUNTY

My Commission Expires: 8/19/2026