Karen Johnson Davidson County
Batch# 1249095 DEEDQC
03/21/2025 12:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250321-0021286

File No: EMP-25000442
Grantor's Loan No. _____

After Recording, Send to:
Empower Settlement Services, LLC
651 Holiday Drive
Plaza 5 Suite 400
Pittsburgh, PA 15220

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Zachary Taylor and Timothy Taylor, 545 Moss Landing Drive, Antioch, TN 37013

Tax Parcel Number: 150-02-0-063.00

QUITCLAIM DEED

Katy Taylor and **Zachary Taylor,** wife and husband, ("Grantor"), of 545 Moss Landing Drive, Antioch, TN 37013, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Zachary Taylor,** a married man and **Timothy Taylor,** a married man as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is 545 Moss Landing Drive, Antioch, TN 37013, with quitclaim covenants, his/her/their interest in the following described real estate in the County of Davidson, State of Tennessee:

BEING LOT NO. 58 ON THE PLAN OF PERCY PRIEST MEADOWS, SECTION TWO OF RECORD IN PLAT BOOK 4860, PAGE 15, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

APN: 150-02-0-063.00

Property Address is: 545 Moss Landing Drive, Antioch, TN 37013

Being all that certain property conveyed from WAGIH SOLIMAN, A MARRIED MAN, AND TALAAT HANNA, A MARRIED MAN to KATY TAYLOR AND ZACHARY TAYLOR, WIFE AND HUSBAND by the deed dated November 18, 2022 and recorded November 23, 2022 in Instrument No. 20221123-0123981 of official records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on March 11, 2025:

KATY TAYLOR

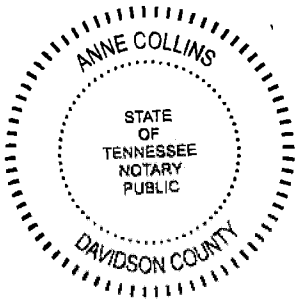
ZACHARY TAYLOR

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **KATY TAYLOR** and **ZACHARY TAYLOR**, personally known to me, or has produced drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of March, 2025.

Notary Public 10-4-27



STATE OF Tennessee
COUNTY OF Davidson

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 $**10.00**.

Affiant

Subscribed and sworn to before me on this the 11 day of March, 2025.

Notary Public

My Commission Expires: 10-4-27

SEAL

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Mikayla Morgan, 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 03/11/2025 (date of document).

Mikayla Morgan
Affiant Signature

03/11/2025
Date

State of Florida

County of Orange

Sworn to and subscribed before me this 11th day of March 2025.

Hilda Johnson
Notary's Signature

MY COMMISSION EXPIRES: 05/09/2027

NOTARY'S SEAL

HILDA JOHNSON
Notary Public
State of Florida
Comm# HH396031
Expires 5/9/2027