Name and Address of New Owner:
Collin Taylor, Lawrence Taylor, and Sharon Taylor
405 Owendale Drive Antioch TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1251982 DEEDQC
03/25/2025 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250325-0022305

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 150-05-0-090

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Collin L. Taylor,** "the Grantor," convey and quitclaim any interest they have unto **Collin L. Taylor, an unmarried person and Lawrence Taylor and Sharon Taylor, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, 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 L. Taylor, by Quitclaim Deed dated September 30, 2024 from Catherine Bost Taylor, recorded October 4, 2024 in Instrument No. 20241004-0077385 in the Register's office.
>
> Being the same property conveyed to Collin Taylor and Catherine Taylor, husband and wife, by Warranty Deed dated May 10, 2022 from Misael Antonio Moz, an unmarried man, recorded May 19, 2022 in Instrument No. 20220519-0057826 in the Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 18th day of March, 2025.

(SEAL)
Collin L. Taylor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Collin L. 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of March, 2025.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 18th day of March, 2025.

Notary Public
My commission expires: _____

File # 2025-7664-RS

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/18/2025 (date of document)

Regina Sullo

Affiant Signature

March 24, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 24 day of March 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

