Karen Johnson Davidson County
Batch# 1263244 DEEDQC
04/22/2025 03:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250422-0030920

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Christine A. Taylor
Affiant

Subscribed and sworn to before me, this 21st day of April, 2025.

Notary Public

My commission expires: 07-06-26

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christine A. Taylor, Successor Trustee 8583 Sawyer Brown Road Nashville, TN 37221	NEW OWNER	082-09-0-336.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **CHRISTINE A. TAYLOR, Administrator c.t.a. of the Estate of Ollie T. Taylor**, deceased (the "Decedent"), who died on September 11, 1991, and whose estate was administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and has been reopened in Case No. 25P-97987, and in

connection with the distribution of the estate of Decedent pursuant to Decedent's last will and testament dated September 16, 1974, which was duly admitted to probate and is of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 25P-97987, hereby remises, releases and forever quitclaims unto **CHRISTINE A. TAYLOR, as Successor Trustee of the William L. Taylor, Jr. Living Trust, established by the Revocable Trust Agreement of William L. Taylor, Jr. dated January 21, 1999**, all of the right, title and interest of Decedent and Decedent's estate, as administered by the undersigned, in and to certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property generally known as 1205 23rd Avenue North, Nashville, Tennessee 37208.

This instrument is given, and the Property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature page to follow}

IN WITNESS WHEREOF, this instrument is executed as of the 21st day of April, 2025.

Christine A. Taylor

Christine A. Taylor, Administrator c.t.a. of the Estate of Ollie T. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINE A. TAYLOR, Administrator c.t.a. of the Estate of Ollie T. Taylor**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of April, 2025.

Notary Public

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot Nos. 7, 8, 9 and the southerly 89 1/3 feet of Lot No. 10 in D.T. McGavock's First Addition to Nashville, a plan of which is recorded in Plan Book 10, pages 606, 607 and 608, Register's Office for said County, described as follows:

Said Lot Nos. 7, 8, 9 and the southern 89 1/3 feet of Lot No. 10, adjoin and front together 373 feet on the westerly margin of Third Avenue North, and run back 177 feet along the southerly margin, being the northerly margin of Madison Street, and 177 feet along the northerly margin to the easterly margin of an alley on which it fronts 371 feet.

Being the same property conveyed to William L. Taylor, Executor of the Estate of Ollie Taylor, by deed from H. Michael Bennett, as Trustee, of record in Book 8792, page 238, dated November 20, 1992, Register's Office for Davidson County, Tennessee, the Estate of Ollie Taylor, being one and the same as Ollie T. Taylor, having been closed without distribution of the subject property, but having now been reopened in Case No. 25P-97987, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and Christine A. Taylor having now been appointed as Administrator c.t.a. in order to make said distribution by this deed.

True Copy Certification

I, Wesley D. Turner, 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 April 21, 2025.

Affiant Signature

Date April 22, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY