Karen Johnson
Batch # 1265151
04/28/2025 08 32 31 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250428-0032153

Subject Property: **Map & Parcel: 11814001000**

Property Address: 3501 Robin Road, Nashville, Tennessee 37204

New Owner: **Emily Scott**
Address: **3501 Robin Road**
Nashville, TN 37204

Send Tax Bill to:
Same address

This instrument was prepared by: **Sarah R. Perky, Attorney at Law**
329 S. Royal Oaks Blvd, Ste 205
Franklin, TN 37064
(615) 794-1717

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on **March 11, 2025**, Davidson County Circuit Court Docket No. Case Number 23D-617, and for good and valuable consideration, and no monetary consideration, I, Gentian Mjeshtri, hereby quitclaim and convey to Emily Gail Scott, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land located in lot No., Park 74 on the map of Woodmont Boulevard, Section of Marengo Park, as of record Book 1130, page 2, of the Register's Office for said County, and described as follows:
>
> Beginning at a point, in the southeasternly margin of Gen. John B. Hood Trail, the common corner of Lots Nos. 72 & 74; thence with the line between said lots southeasternly 103 feet to a point, the common corner of Lots Nos. 72, 73, and 74; thence with the line between Lots Nos. 74 and 73, northeasternly 147.5 feet to the southeasternly margin of Underwood Avenue; thence with the margin of said Avenue northeasternly 119.2 feet to a point, the beginning of a curve; thence around said curve in a westerly direction 60 feet to the southeasterly margin of Gen. John B. Hood Trail; thence with the margin of the same southewesterly 146.6 feet to the point of beginning.
>
> Being the same property conveyed to G.W. Taylor and wife, Bassel E. Taylor by deed from C.B. Kelley of record in Book 1195, page 592, said Register's Office. G.W. Taylor having predeceased Bassel E. Taylor. Bassel E. Taylor having died and under the Third Article of the Last Will and Testament of Bassel E. Taylor, deceased, of record in Book 8415, page 121, said Register's Office, property was devised to Margaret Taylor Gambill, Linda Sue Jobe and Robert J. Taylor.

Margaret Taylor Gambill and Linda Sue Jobe having conveyed their interest to Robert J. Taylor by deed of record in Bok 9385, page 518, said Register's Office. The said Robert Jordan Taylor having since died intestate with a probate case currently pending in the Williamson County Chancery Court, case NO. P9360. Affidavits of Heirship for the Estate of Robert Jordan Taylor of record in Instrument Number 20180110-0003170 and Instrument No. 201803290029555_, said Register's Office, establishes his only heirs at law to be Camille A. Taylor, his spouse, a one-third (1/3) undivided interest and the remaining interests vested in his only children Robert Jordan Taylor, Jr., Richard Edwin Taylor, Jill Leigh Taylor Meyer, Deborah Ann Taylor Dematto and Chancery Court for Williamson County, Tennessee. Order being recorded in Instrument No. _201803290029551_, said Register's Office. See also Order Approving the sale of said property of record in Instrument no._201803290029552, said Register's Office.

This property is improved property known as: 3501 Robin Road, Nashville, TN 37204.

IN WITNESS WHEREOF I have hereunto set my hand this 15th day of April, 2025.

Gentian Mjeshtri

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gentian Mjeshtri, within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of April, 2025.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/3/26

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

_____

Sworn to and subscribed before me this ____ day of _____, 202__.

_____
NOTARY PUBLIC

My Commission Expires: _____

The actual consideration or value, whichever is greater, is $0.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Emily Scott, Affiant
Subscribed and sworn before me this the
28 Day of April, 20__.
J. Rivera, Deputy Register