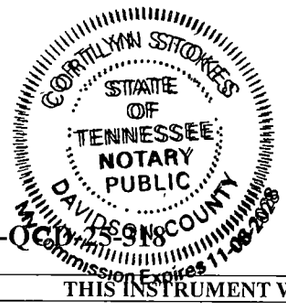
QUITCLAIM DEED



AJ-QCD-25-318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Brian Nash, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Darren Womack	**Same as New Owner**	**04306006800**
(NAME) **1831 12th Ave S, Suite 291**	(NAME)	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BRIAN NASH, TRUSTEE OF THE TAYLOR MADISON TRUST # 2018 ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

DARREN WOMACK ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 140 ON THE PLAN OF MADISON PARK, SECTION 2, OF RECORD IN PLAT BOOK 3106, PAGE 141, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 140 FRONTS 70 FEET ON THE EASTERLY SIDE OF SINGER DRIVE AND EXTENDS BACK 150.48 FEET ON THE NORTHERLY LINE AND 146.95 FEET ON THE SOUTHERLY LINE TO A LINE IN THE REAR ON WHICH IT MEASURES 70.09 FEET.

BEING THE SAME PROPERTY CONVEYED TO BRIAN NASH, TRUSTEE OF THE TAYLOR MADISON TRUST # 2018, BY QUITCLAIM DEED, FROM DARREN WOMACK AND KIM DICKENS, OF RECORD IN INSTRUMENT NO. 20230130-0006849, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **318 Singer Drive, Madison, TN 37115.**

Karen Johnson
Batch # 1267412
05/01/2025 01 40 45 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250501-0033790

Witness our hands this the 29 day of April, 2025.

THE TAYLOR MADISON TRUST # 2018

B L Nash, Trustee

BRIAN NASH, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN NASH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Trustee of The Taylor Madison Trust # 2018, the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of April, 2025.

Notary Public

My Commission Expires:

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028