THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd., Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Grace M. Bruce Affiant Subscribed and sworn to before me, this 10 day of June, 2025. Notary Public My Commission Expires:

RYAN DIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner: Nicholas Taylor, and Dwayne Fisel, Jr. 1113 McGavock Pike Nashville, TN 37216	Send Tax Bills To: New Owner	Tax Information: 072 06 4P 001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Alexander Taylor, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Nicholas Taylor, unmarried and Dwayne Fisel, Jr., unmarried,** (hereinafter referred to as the "Grantee") their heirs and assigns, all of his interest in the following land:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1113 MCGAVOCK PIKE COMMONS, a Horizontal Property Regime, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220802-0087919, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Taylor, unmarried and Dwayne Fisel, Jr., unmarried by Warranty Deed from Moba, LLC, a Tennessee limited liability company of record in Instrument No. 20250411-0027065, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nicholas Taylor, unmarried, Alexander Taylor, married and Dwayne Fisel, Jr., unmarried by Quitclaim Deed of record in Instrument No. 20250429-0032942, Register's Office of Davidson County, Tennessee.

Subject property is not the primary, marital residence of Grantor.

Karen Johnson Davidson County
Batch # 1284775 DEEDQC
06/16/2025 12 28 10 PM 2 pgs
Fees $12 00 Taxes $0 00

20250616-0046869

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of June 2025.

Alexander Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Alexander Taylor**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of June 2025.



Notary Public
My Commission Expires: _____