Karen Johnson Davidson County
Batch# 1289236 DEEDQC
06/24/2025 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250624-0049650

This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

This instrument was prepared from information supplied by the parties. The Lambert Firm, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Barry [illegible]
AFFIANT
Subscribed and sworn to before me on: 6/21/25

[illegible]
NOTARY PUBLIC
My Commission Expires: 11-8-2028

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
The Taylor Family Trust 3613 Central Avenue Nashville, Tennessee 37205	The Taylor Family Trust 3613 Central Avenue Nashville, Tennessee 37205	10405030000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Rebecca J. Taylor** ("Grantor") does hereby quitclaim and convey unto **Rebecca J. Taylor, as Trustee of the Taylor Family Trust** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 136 and the westerly 10 feet of Lot No. 134 on the Map of Richland Realty Company's Second subdivision Division "B" of record in Book 332, page 92, said Register's Office.

Being the same property conveyed to Rebecca J. Taylor, unmarried, by Warranty Deed recorded 3/19/2018 from Bradley A. Malin and Sara Z. Malin of record at Instrument No. 20180319-0025541 Register's Office for Davidson County.

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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: **3613 Central Avenue Nashville, Tennessee 37205**

IN WITNESS WHEREOF, Grantor has executed this instrument on June 21, 2025

GRANTOR:

Rebecca J Taylor

Rebecca J. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 6/21/2025 before me, the undersigned notary, personally appeared **Rebecca J. Taylor** personally known to me to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My commission expires: 11-8-2028

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I Spencer J. Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/21/25

Affiant Signature

6/21/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date 6/21/25

Notary Signature

My commission expires:

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY