This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0 Affiant Sworn to and subscribed before me this day of July, 2025 Notary Public My Commission Expires 04 22 2026 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 6 day of July, 2025, among:

DAVID TAYLOR,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DAVID TAYLOR, AN UNMARRIED MAN, AND AMBER HALL, AN UNMARRIED WOMAN, AS TENANTS IN COMMON,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to David Taylor by Warranty Deed from Georgeanne Matthews, unmarried, dated May 5, 2023, and recorded June 1, 2023, at Instrument No. 20230601-0041449, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1506 Ferguson Avenue, Nashville, TN 37212.

Karen Johnson Davidson County
Batch# 1294432 DEEDQC
07/07/2025 03:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250707-0053347

THIS DEED has been prepared solely upon information furnished by David Taylor. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

DAVID TAYLOR

State of ~~Tennessee~~ New York
County of Ontario

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, David Taylor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of July, 2025.

_____, Notary Public
My Commission Expires: 04/10/2028

RACHAEL COOK
Notary Public - State of New York
No. 01CO0023338
Qualified in Ontario County
My Commission Expires April 10, 2028

Owner Name & Property Address:

David Taylor and Amber Hall
1506 Ferguson Avenue
Nashville, TN 37212

Responsible Party For Taxes:

David Taylor and Amber Hall
1506 Ferguson Avenue
Nashville, TN 37212

Tax Map and Parcel: 11708012900

Certificate of Authenticity

I, Trent Linville, 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 7/4/2025.

Date

T Linville

Affiant Signature

7/4/2025

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 4th day of July, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY