QUITCLAIM DEED

Karen Johnson
Batch # 1303495
07/30/2025 09 01 50 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250730-0060059

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AJ-QCD-25-318-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Darren Womack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES 7-2-29
(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)
The Taylor Madison Trust #2018	**Same as New Owner**	**04306006800**
(NAME) **P.O. Box 680933**	(NAME)	
(ADDRESS) **Franklin, TN 37064**	(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DARREN WOMACK ("GRANTOR")

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

KEN TOMASIAN, TRUSTEE OF THE TAYLOR MADISON TRUST #2018 ("GRANTEE")

ITS 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 FROM BRIAN NASH, TRUSTEE OF THE TAYLOR MADISON TRUST # 2018, BY QUITCLAIM DEED, TO DARREN WOMACK, OF RECORD IN INSTRUMENT NO. 20250501-0033790, 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.**

Witness our hands this the 25th day of July, 2025.

DARREN WOMACK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DARREN WOMACK,** the 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 within instrument for the purposes therein contained

Witness my hand and official seal, this the 25 day of July, 2025

Notary Public

My Commission Expires 7-2-29

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY