Return to and

Prepared by
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TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 28th day of July 2025.

Notary Public
My commission expires: September 7, 2026

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1304995 DEEDQC
08/01/2025 11 09 47 AM 2 pgs
Fees $12 00 Taxes $0 00

20250801-0061113

Address of New Owner	Send Tax Bills to	Tax Information
David John Taylor, Trustee 6005 Hickory Valley Road Nashville, TN 37205	same as current	103-13-0-012 00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **David John Taylor and ellenjane Ndeto Taylor, husband and wife,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **The Ndeto Taylor Living Trust, dated July 28, 2025,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit

Land in Davidson County, Tennessee being Lot No 57, on the Plan of Section V, Hillwood Estates, as of record in Book 2133, Page 55, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description

Said Lot No 57 fronts 253 14 feet on the southerly side of Hickory Valley Road, and extends back 358 00 feet on the east line and 220.00 feet on the west line, to a dead line on the rear on which is measures 242 00 feet

Being the same property conveyed to David John Taylor and ellenjane Ndeto Taylor by quitclaim deed from David John Taylor dated January 14, 2014 of record in Instrument No 20140114-0003758 in the Office of the Register of Deeds of Davidson County, Tennessee

Being the same property conveyed to David Taylor from Bank of America, National Association by Special Warranty Deed dated January 9, 2013 of record in Instrument No 20130322-0028631, Register's Office for Davidson County, Tennessee

ellenjane Ndeto Taylor is one and the same person as Ellen Jane Ndeto Taylor and Ellenjane Ndeto Taylor

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to their living trust

This is improved property known as 6005 Hickory Valley Road, Nashville, TN 37205

Witness our hand this 28th day of July, 2025

David John Taylor

ellenjane Ndeto Taylor

Acknowledgment

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **David John Taylor and ellenjane Ndeto Taylor**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2025

Notary Public

My commission expires September 7, 2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON