This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1306226 DEEDQC
08/05/2025 04:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250805-0062228

State of TN
County of DAVIDSON

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

Affiant Signature

Subscribed and sworn to before me on this the 5TH day of AUG, 2025.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Rachel Elizabeth Taaffe
2021A Rosemary Lane
Nashville, TN 37210

SEND TAX BILLS TO:
Rachel Elizabeth Taaffe
2021A Rosemary Lane
Nashville, TN 37210

MAP AND PARCEL NUMBER: 11904014800

QUITCLAIM DEED

25NT00810

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

David A. Taaffe and Diana Lorraine Taaffe, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

David A. Taaffe and Diana Lorraine Taaffe and Rachel Elizabeth Taaffe, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 147 on the Map of Glencliff Estates, Section Three, as of record in Book 1424, page 1, Register's Office for said County.

Said lot No. 147 fronts 100 feet on the southerly side of Lawndale Drive and runs back between lines 270.3 feet on the easterly line and 247.20 feet on the westerly line, which is a broken line, to a dead line in the rear, measuring 150.8 feet.

Being the same property conveyed to David A. Taaffe and Diana Lorraine Taaffe, husband and wife from Wahidi Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated 02/11/2016 and recorded 02/12/2016 in Instrument No. 20160212-0013849, Register's Office of said County.

This is an improved property commonly known as: 316 Lawndale Dr, Nashville, TN 37217-2317

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

Witness our hands this 26 day of June, 2025

David A. Taaffe

David A. Taaffe

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **David A. Taaffe**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of June, 2025

Rodrigo Rivas

Notary Public
My Commission expires:

Rodrigo Rivas
Commission Expires
May 3, 2027

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Diana Lorraine Taaffe

Diana Lorraine Taaffe

Diana Lorraine Taaffe

State of Georgia
County of Chatham

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Diana Lorraine Taaffe**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of June, 2025

Patricia S. Neubaum

Notary Public
My Commission expires:
02/17/2029

PATRICIA S. NEUBAUM
NOTARY PUBLIC
MY COMM. EXPIRES FEBRUARY 17, 2029
LIBERTY COUNTY, GA

Rachel Elizabeth Taaffe

State of Tennessee
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Rachel Elizabeth Taaffe**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of June, 2025

Notary Public
My Commission expires:

Rodrigo Rivas
Commission Expires
May 3, 2027

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 6/26/25 (date of document).

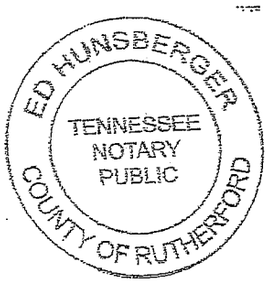
Affiant Signature

8/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 of AUG, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26