This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1326806 DEEDQC
09/25/2025 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250925-0076574

New owner:	Send tax bills to:	Tax Map/Parcel No:
T. ROXANE TAYLOR TRUST 6 Todgers Ct. Brentwood, TN 37027	T. Roxane Taylor 6 Todgers Ct. Brentwood, TN 37027	172-01-0A-003.00-CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, Roxane Taylor, Grantor, convey and quitclaim to T. Roxane Taylor as Trustees of the **T. ROXANE TAYLOR TRUST dated 23rd day of September 2025**, Grantee, its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Copperfield, Revised of record in Plat Book 6900, Page(s) 555 through Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Roxane Taylor and Alan D. Taylor (now deceased), wife and husband, by deed from Michelle Dressel Seeley, Successor Trustee of the Gordon Alfred Dressel Revocable Trust, dated December 9, 2022 of record in Instrument No. 20220119-0007403, said Register's Office.

This is improved property known as **6 Todgers Ct., Brentwood, TN 37027.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 23rd day of September 2025.

Roxane Taylor, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, Roxane Taylor the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names.

Witness my hand, at office, this 23rd day of September, 2025.

Notary Public

My commission expires: 10/1/28

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this 23rd day of September 2025.

Notary Public

My commission expires: 10/1/28

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Todd Moore, 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 of the original document executed and authenticated according to law on **23rd day of September 2025.**

Signed this 23rd day of September 2025.

Todd Moore

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 23 day of September, 2025.

Notary Public
My Commission Expires:
3/22/26

TAIJHA LORISSA GREEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY