After recording return to:
WFG Lender Services
2625 Townsgate Road
Suite 101
Westlake Village, CA 91361
File No. 2680829TN

Karen Johnson Davidson County
Batch# 1328752 DEEDQC
10/01/2025 02:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251001-0078284

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 083-08-0-188-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 24 day of September, 2025, by and between **Lynda Gale Taylor F/K/A Lynda G. Fletcher,** residing at 1007 Mitchell Road, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Lynda Gale Taylor,** residing at 1007 Mitchell Road, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 85 ON THE PLAN OF ROSEWOOD HEIGHTS, SECTION III, OF RECORD IN BOOK 2133, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION

Property Address: 1007 Mitchell Road, Nashville, TN 37206

THIS BEING THE SAME PROPERTY CONVEYED TO LYNDA G. FLETCHER BY DEED FROM JAMES C. SMILEY, UNMARRIED DATED JULY 30, 1991 AND RECORDED AUGUST 7, 1991 UNDER (BOOK) 8415 / (PAGE) 678 OF THE DAVIDSON COUNTY, TN RECORDER'S OFFICE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lynda Gale Taylor F/KA Lynda G. Fletcher

Lynda Gale Taylor F/K/A Lynda G. Fletcher

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Lynda Gale Taylor F/K/A Lynda G. Fletcher**, the within named Grantor, 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 seal, at office in Nashville, TN, this 24 day of September, 2025.

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Lynda G Taylor
Affiant

Print Name: Lynda G. Taylor

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 24 day of September, 2025.

Notary Public
My Commission Expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Lynda Gale Taylor
1007 Mitchell Road
Nashville, TN 37206

Name and address of property owner:

Lynda Gale Taylor
1007 Mitchell Road
Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Scott Slagle, 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 9-24-25 (date of document).

Affiant Signature

9-25-25
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 25 day of Sept, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1-25-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746