OWNER/SEND PROPERTY TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
Dora Taggart,Trustee of The Dora Taggart Revocable Living Trust UTA 2/21/24 916 Bravington Way Lexington, Kentucky 40573	Brock Shipe Klenk PLC 265 Brookview Centre Way, Suite 604 Knoxville, Tennessee 37919 (865) 338-9700

MAP/PARCEL ID No 104022K31000CO

Karen Johnson
Batch # 1341759
11/04/2025 08 06 04 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251104-0087589

This transfer is exempt from recordation tax per T C A § 67-4-409(a)(1)(C)(vi)

QUITCLAIM DEED

THIS INDENTURE, made effective as of the 28th day of October 2025, is between DORA MARIE TAGGART ("Grantor") and DORA TAGGART, Trustee of THE DORA TAGGART REVOCABLE LIVING TRUST UTA 2/21/24 ("Grantee")

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10 00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, conveyed, remised, released and QUITCLAIMED, and does hereby grant, bargain, sell, convey, remise, release and QUITCLAIM unto Grantee all the estate, right, title and interest of Grantor in and to certain real property described in **Exhibit A** attached hereto, which **Exhibit A** is incorporated herein by reference as fully as though copied herein, with the hereditaments and appurtenances thereto appertaining, hereby releasing, if applicable, all claims to homestead, dower and curtesy therein

THIS CONVEYANCE IS SUBJECT TO any and all (i) restrictions, easements, setback lines, conditions, plats, and encumbrances of record in the Register's Office for Davidson County; (ii) the lien of state and local real property taxes; and (iii) any matter that would be revealed by a current, accurate survey or inspection of the property

Words of any gender shall be deemed to include any other gender, and a reference to the singular shall include the plural, and vice versa, unless the context indicates that such reading would be inappropriate

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED. FURTHER, THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS SHE CONDUCTED A TITLE SEARCH, SURVEY OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written

DORA MARIE TAGGART

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Dora Marie Taggart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal, as of the 28th day of October 2025.

Notary Public

My Commission Expires. 1-11-2026

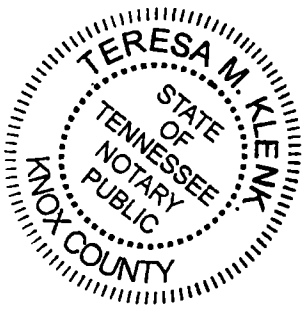


Exhibit A

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 310 of The Lofts at 30th, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Lofts at 30th, of record in Instrument Number 20211208-0162910, and amended in First Amendment to Declaration in Instrument Number 20211221-0168471, as further amended in Instrument No. 20220411-0041810, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

BEING the same property conveyed to Dora Marie Taggart by 30th Core, LLC, by Warranty Deed dated April 14, 2022 and recorded on April 27, 2022, as Instrument No. 20220427-0048345, in the Davidson County, Tennessee Register's Office.