Karen Johnson Davidson County
Batch# 1356460 DEEDQC
12/10/2025 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251210-0098254

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Kevin Taylor
Address: 3314 West End Ave. Unit 401
Nashville
State: TN Zip Code: 37203

Map and Parcel ID #: 104-06-OB-401.00

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Kevin Taylor (aka Kevin B. Taylor), a single man, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Kevin Taylor, Trustee of the Kevin Taylor Living Trust dated October 16, 2025, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Unit No. 401, West End Park Condominiums, formerly known as Park Road Condominiums, as shown on Plat of record in Plat Book 5200, page 390, as established under Master Deed of record in Book 5845,page 831, amended at Inst. Nos. 200712130143676 and 201307230076094 and 201406270056472, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Walter L Timmons by Warranty Deed from Terra Desertmoon Forest dated 10/31/13 and filed for record on 11/4/13 of record in Book 201311040114508, said Register's Office for said County.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is improved property known as: 3314 West End Ave. #401, Nashville, TN 37203

Being same property conveyed in Instrument 20170710-0068855

Grantor's Signature

KEVIN TAYLOR
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin Taylor whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of November, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 5th day of November, 2025

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 11/5/25 (date of document).

Affiant Signature

11/5/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

JOAN KU TYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027