Karen Johnson Davidson County
Batch# 1362887 DEEDQC
12/30/2025 11:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251230-0103522

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Mobley & Gontarek, PLLC
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Nashville, Tennessee 37215
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STATE OF TENNESSEE_)
COUNTY OF DAVIDSON_)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 19th day of December, 2025.

Notary Public

My Commission Expires: 01-11-26

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
William L. Taylor, Jr. Marital Trust c/o Christine Taylor and Mary Flathmann, Trustees 8583 Sawyer Brown Road Nashville, Tennessee 37221	-SAME-	082 09 0 353.00 082 09 0 354.00 082 09 0 355.00

TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Christine Taylor and Mary Flathmann, Successor Trustees of the William L. Taylor, Jr. Living Trust,** established by the Revocable Trust Agreement of William L. Taylor, Jr. dated January 21, 1999 (the "Trust"), hereinafter called the Grantors, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand

paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Trust upon the death of its grantor, hereby release, remise and quitclaim unto **Christine Taylor and Mary Flathmann, Trustees of the William L. Taylor, Jr. Marital Trust, established under the William L. Taylor, Jr. Living Trust dated January 21, 1999**, all right, title and interest of the Trust in and to certain tracts or parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 19th day of December, 2025.

WILLIAM L. TAYLOR, JR. LIVING TRUST

By: _____
Christine Taylor, Successor Trustee

By: _____
Mary Flathmann, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine Taylor and Mary Flathmann, Successor Trustees of the William L. Taylor, Jr. Living Trust, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of December, 2025.

My Commission Expires: _____

EMILY HARVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-11-2026

_____
Notary Public

EXHIBIT A
Legal Description

Map & Parcel: 082 09 0 353.00
1220 3rd Avenue North, Nashville, Tennessee 37208

Land in Davidson County, Tennessee, being the northerly first 5 1/2 feet of the southerly 71 feet of Lot No. 7 in H. W. McGavock's addition to Nashville, a plan of which is of record in Book 17, page 60, Register's Office for Davidson County, Tennessee, to which reference is made.

Said part of Lot No. 7 fronts 35 1/2 feet on the easterly side of Third Avenue, North, and runs back between parallel lines 142.4 feet to the back line of said lot.

This is improved property known as 1220 3rd Avenue North, Nashville, Tennessee 37208.

Map & Parcel: 082 09 0 354.00
1218 3rd Avenue North, Nashville, Tennessee 37208

Land in Davidson County, Tennessee, being part of lot No. 7 on the plan of Hugh W. McGavock's Addition, as of record in Book 17, page 640, Register's Office for said County, described as follows:

Beginning on the easterly margin of Third Avenue North, formerly College Street, at a point 247 1/2 feet south of the southerly margin of Monroe Street; thence with the easterly margin of Third Avenue North, southwardly 35 1/2 feet; thence eastwardly 135 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 35 1/2 feet; thence westwardly 135 feet, more or less, to the easterly margin of Third Avenue North the point of beginning.

This is improved property known as 1218 3rd Avenue North, Nashville, Tennessee 37208.

Map & Parcel: 082 09 0 355.00
1216 3rd Avenue North, Nashville, Tennessee 37208

Land in Davidson County, Tennessee, being part of lot No. 6 on the Plan of Hugh W. McGavock's Addition, as of record in book 17, page 640, Register's 0ffice for said County, described as follows:

Beginning on the easterly margin of 3rd Avenue North, formerly College Street, at the northwest corner of the property conveyed to Carrie B. Rains by deed from W. B. Rains, of record in Book 1358, page 286, said Register's Office, thence with the easterly margin of said 3rd Avenue North, northwardly 47 feet 9 inches, more or less, to the southwest corner of the property conveyed to M. H. Webb by deed from Roscoe Maynard and wife, of record in book 2290, page 35, said Register's Office; thence with said Webb's southerly line, eastwardly 135 feet more or less, to the westerly margin of an alley; thence with same, southwardly 47 feet 9 inches, more or less, to a point in the northerly line of said Rains' property; thence with said Rains' northerly line, westwardly 135 feet, more or less, to the beginning.

This is improved property known as 1216 3rd Avenue North, Nashville, Tennessee 37208.

* * * * * *

All three tracts being part of the same property conveyed to William L. Taylor, Jr., Trustee of the William L. Taylor, Jr. Living Trust dated January 21, 1999, by deed from William L. Taylor, Jr., of record in Book 11575, page 981, Register's Office for Davidson County, Tennessee. Upon the death of the William L. Taylor, Jr., Christine Taylor and Mary Flathmann became the successor Trustees of the William L. Taylor, Jr. Living Trust dated January 21, 1999.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 December 19, 2025.

12/29/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of December, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

