Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ronald Ladale Taylor, Jr., Trustee **604 Betty Lou Drive** **Madison, TN 37115**	**034 14 0A 006.00CO**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Ronald Taylor, Jr.** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Ronald Ladale Taylor, Jr., Trustee of the Ronald Ladale Taylor, Jr. Revocable Trust dated February 23, 2026** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **604 Betty Lou Drive, Madison, TN 37115**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson
Batch # 1386420
02/27/2026 09:12:54 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260227-0015560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 23rd day of February, 2026.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 23rd day of February, 2026.

RONALD TAYLOR, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald Taylor, Jr.,** 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.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 23rd day of February, 2026.

Notary Public

My Commission Expires:
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 6 on the Final Cluster Plat of CUMBERLAND BEND, as shown by plat of record in Instrument Number 20091231-0118971 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20091231-0118971 , Register's Office for Davidson County, Tennessee.
2. Declarations of Covenants Conditions & Restrictions & Bylaws as recorded in Instrument Number 20080507-0047106 and Amended in Instrument Number 20100331-0024184, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement as recorded in Instrument Number 20060531-0063526, Register's Office for Davidson County, Tennessee.
4. Dedication of Easement as recorded in Book 4854, page 658, and Instrument Number 20070323-0035160 Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement Easement as recorded in Instrument Number 20060727-0090943, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to Homeowner's Association of record in Instrument Number 20130422-0039938, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ronald Taylor, Jr., an Unmarried Man, from Lyle Lassiter, Married, by warranty deed filed for record on April 27, 2018, Instrument Number 20180427-0039930, as of record in the Register's Office for Davidson County, Tennessee.