Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lauren Ashley Taylor, Trustee **617 Neill Avenue** **Nashville, TN 37206**	**082 08 0 437.00**	**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, **Lauren A. Carter, now known as Lauren Ashley Taylor** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Lauren Ashley Taylor, Trustee of the Lauren Ashley Taylor 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 **617 Neill Avenue, Nashville, TN 37206**.

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

Karen Johnson Davidson County
Batch # 1386424 DEEDQC
02/27/2026 09:19:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260227-0015568

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.

Notary Public
My Commission Expires: 06/20/2027

CERTIFIED STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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.

Lauren Ashley Taylor

LAUREN A. CARTER
NKA LAUREN ASHLEY TAYLOR

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 **Lauren A. Carter, now known as Lauren Ashley Taylor,** 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.

Katie Cesenetti

Notary Public

My Commission Expires:
06/20/2027

KATIE CESENETTI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 62 of McWhirter Tract on the Plan of Map of Bransford Realty Company Subdivision of the McWhirter Tract and of the Love- McFerrin Tract of record in Plat Book 421, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 35 feet on the Easterly side of Neill Avenue, and runs back between parallel lines, 150 feet to an alley.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lauren A. Carter, an unmarried woman, from Molly Sears, an unmarried woman, by warranty deed filed for record on September 27, 2021, Instrument Number 20210927-0129373, as of record in the Register's Office for Davidson County, Tennessee.