Karen Johnson Davidson County
Batch# 1413694 DEEDQC
04/30/2026 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260430-0038275

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner as follows:
James William Taylor, Jr. and
Melissa Lee Taylor, Trustees
1620 Campbell Road
Goodlettsville, TN 37072

Send Tax Bill to:
Owner

Map/Parcel Number
024-00-0 050.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28TH day of April 2026.

Notary Public

My Commission Expires: 3-20-28
09/21/26

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN UNITED STATES DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James W. Taylor aka James William Taylor, Jr. and Melisssa L. Taylor aka Melissa Lee Taylor, married,** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **James William Taylor, Jr. and Melissa Lee Taylor, Trustees of the James William Taylor, Jr. and Melissa Lee Taylor Living Trust dated February 6, 2020, and any amendments thereto,** HEREINAFTER CALLED GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTORS' INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as **1602 Campbell Road, Goodlettsville, Tennessee 37072**

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION PROVIDED BY THE PARTIES.

IN WITNESS WHEREOF, the undersigned has executed this instrument this the 28th day of April 2026.

James William Taylor, Jr.

Melissa Lee Taylor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James William Taylor, Jr. and Melissa Lee Taylor,** the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April 2026.

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 09/21/26

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 4 on the Subdivision Plat for Moore Family Subdivision of record in Book 8250, Page 799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being also the same property conveyed to James W. Taylor Jr. (aka James William Taylor, Jr.) and Melisssa L. Taylor (aka Melissa Lee Taylor), married, by Warranty Deed dated January 26, 2024 from Gary L. Moore and Sally S. Moore, married, of record in Instrument No. 20240205-0007834, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/28/26. (date of document).

Affiant Signature

4/29/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

