Karen Johnson Davidson County
Batch# 1438156 DEEDQC
06/25/2026 11:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260625-0057427

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Taylor Family Revocable Living Trust 1805 Otter Creek Road Nashville, TN 37215	New Owner	14400006500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Michael Taylor and Emily C. Taylor, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto the **Taylor Family Revocable Living Trust Agreement dated June 24, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See "Exhibit A" for legal description.

Being the same property conveyed to **Michael Taylor and Emily C. Taylor, husband and wife**, by Warranty Deed dated April 17, 2013, from **Jeff Kendig and Jered L. Teige**, recorded in Instrument No. 20130422-0039930, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1805 Otter Creek Road, Nashville, TN 37215.**

Michael Taylor and **Michael W. Taylor** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 24th day of June 2026.

Michael Taylor

Emily C. 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 **Michael Taylor**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June 2026.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Emily C. Taylor**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June 2026.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 24th day of June 2026.

Notary Public

My Commission Expires: 6/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Tract I: Land in the 7th, formerly the 11th, Civil District of said County, described according to a survey made by Norris H. Hickerson, Surveyor, September 10, 1946, as follows: Beginning at a twin hackberry in the Southerly margin of Otter Creek Road; thence with the Southerly margin of said Otter Creek Road, South 71 degrees 15' West 200 feet to an iron pin; thence South 11 degrees 15' West, crossing Otter Creek, in all 395.8 feet to an iron pin in the center of a branch; thence with the center of said branch South 76 degrees 30' East 128.8 feet to an iron pin, South 46 degrees East 67.3 feet to an iron pin, South 11 degrees 10' East 49 feet to an iron pin, and South 49 degrees 50' East 43.5 feet to an iron pin in the Western boundary line of the Ward property; thence with the Western boundary line of said Ward property, North 11 degrees 15' East 359.5 feet to an ash tree; thence North 14 degrees 30' West 165 feet to the center of said Otter Creek, thence North 14 degrees 45' East 96 feet to the beginning, containing 2.40 acres, more or less.

Tract II: Land in the 7th, formerly 11th, Civil District of said County, described according to a survey made February 19, 1951, by George W. Watkins, Surveyor, as follows: Beginning on the Southerly margin of Otter Creek Road at the Northwest corner of the property conveyed to Janet McFadden Patterson and husband, by deed from Robert W. McFadden and wife, of record in Book 1450, Page 183, Register's Office for said County; thence with said Road, South 76 degrees 45' West 80 feet; thence South 80 degrees 45' West 75 feet to an iron pin; thence leaving said Road South 65 degrees West 201 feet to an iron pin; thence South 0 degrees 30' West 304 feet to an iron pin; thence Eastwardly 240.7 feet to an iron pin; thence North 12 degrees 45' East 429 feet to the beginning, containing 2.4 acres, more or less. Also an easement to and the right to use and obtain water from the well located on the land of Grantors, together with the right of ingress and egress thereto.

Tract III: Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to survey made by W.W. Turner Co., Engineers, July 6, 1953, as follows: Beginning at a point in the Southerly margin of Otter Creek Road, said point being the Northwest corner of the property conveyed to Janet McFadden Patterson and husband, Robert C. Patterson, Jr., by deed from Robert W. McFadden and wife, of record in Book 1944, Page 275, Register's Office for Davidson County, Tennessee; thence along the Southerly margin of Otter Creek Road, South 87 degrees 15' West, 100 feet; thence further along the Southerly margin of Otter Creek Road, North 87 degrees 0' East, 73 feet; thence leaving Otter Creek Road South 6 degrees 00' West, 83.7 feet to a point; thence North 65 degrees 0' West, 201 feet to the point of beginning, containing 0.2 acres more or less. A well is situated on the aforesaid tract which is connected to a water line from said tract above described, across the other property of the said Janet McFadden Patterson and husband, Robert C. Patterson, Jr., aforesaid, and also across a certain three acre tract, situated immediately South of said other property, the same having previously been conveyed to the said Janet McFadden Patterson and husband, Robert C. Patterson, Jr., as a part of the property covered by the aforesaid deed from J.E. Travis, Trustee, of record in Book 1196, Page 427, said Register's Office. There is expressly included in this conveyance an easement in and to that portion of said three acre tract over which said water line passes, as the same is now located. The right is expressly granted to the grantees, their heirs and assigns, to enter upon said three acre tract for the purpose of maintaining, servicing, repairing and improving said water line, whenever any work activity may be required.

Certificate of Authenticity

I, **Russell T. Cook**, 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 June 24, 2026.

Affiant Signature

June 24, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of June 2026.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028