RECORDING INFO	STATE OF TENNESEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 1467482 DEEDQC 09/02/2026 03:10:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20260902-0081398	The actual consideration for this transfer is $0. Thomas E. Taylor Affiant Sworn to and subscribed before me this 28th day of August, 2026. Notary Public My Commission Expires: 03/27/2027
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	REBECCA A. BELL-HOUCHIN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 03-27-2027

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money or purchase funds in relation to the same.

QUITCLAIM DEED

(Subject to Retained Life Estate)

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Thomas E. Taylor and Alicia Ann Langan 1408 Turner St., Old Hickory, Tennessee 37138	New Owner(s)	53-273.00

THIS QUITCLAIM DEED is made and effective as of the 28th day of August, 2026 (the "***Effective Date***"), by and between:

THOMAS E. TAYLOR ("***Grantor")*** and

ALICIA ANN LANGAN ("***Grantee***").

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quitclaims to **GRANTEES** all his right, title, and interest (with the exception of a life estate retained by Grantor, as described herein) in and to certain tract of land in Davidson County, Tennessee, described as follows, to-wit (the "***Property***"):

Being Lot No. 147, Section B, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 67, Register's Office for Davidson County, Tennessee, fronting 55 ft. on Turner Street and containing 0.11 acres, more or less.
SUBJECT to and/or reserving 1 permanent easement 5 ft. wide for utilities, and 1 special easement 10 ft. wide for sewer; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, which were expressly reserved to the original grantor. If special easement is abandoned for the purpose for which the same has been dedicated, all rights therefor will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.
BEING the same property conveyed to James L. Dillard and wife, Maude P. Dillard, by deed from Charles E. Norton and wife, Kathryn A. Norton, of record in Book 1716, page 387, RODC, Tennessee.

Description taken from previous Deed of record.

Being the same property conveyed to Thomas E. Taylor and wife, Gloria J. Taylor, by Installment Deed from James L. Dillard and wife, Maude P. Dillard, dated November 20, 1973, and filed December 3, 1973, as of record in Record Book 4769, Page 98 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1408 Turner St., Old Hickory, Tennessee 37138.

DEATH RECITAL: Gloria J. Taylor is deceased, having died January 22, 2024. Thomas E. Taylor is the surviving spouse as tenants by the entireties.

The Property is conveyed subject to such limitations, restrictions, encumbrances, and other matters, whether or not of record, as may affect the Property. Additionally, notwithstanding anything herein to the contrary, Grantor hereby retains, and the Property is hereby conveyed subject to, a life estate in the Property.

TERMS OF LIFE ESTATE

THOMAS E. TAYLOR, (life tenant) shall retain the right to use, occupy and possess the real estate described herein for the remainders of his life and shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grant of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents leases, and geophysical exploration, easement, and right of way payments paid on account of the land during their lifetime. Life tenant may commit waste on the premises if they desire to do so.

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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

THOMAS E. TAYLOR

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 28th day of August, 2026

Notary Public

My Commission Expires: 3/27/2027

REBECCA A. BELL-HOUCHIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 3-27-2027

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, THOMAS E. TAYLOR with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2026.

Notary Public

My Commission Expires: 03/27/2027

REBECCA A. BELL-HOUCHIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 3-27-2027

TRUE COPY CERTIFICATION

I, Rebecca A. Bell-Houchin, 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 the 28th day of August, 2026 (date of document).

Affiant Signature

Date: April 17, 2026

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 28th day of August, 2026

Notary Public

My Commission Expires: 02/29/2028

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, REBECCA A. BELL-HOUCHIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2026.

Notary Public

My Commission Expires: ~~03/27/2027~~ 02/29/2028

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY