Karen Johnson Davidson County
Batch# 1475340 DEEDQC
09/21/2026 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260921-0087331

THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
107A Public Square, Suite 130
Lebanon, Tennessee 37087
615.358.9380

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
YVONNE TAYLOR REVOCABLE LIVING TRUST
108 PEGGY ST
MADISON, TN 37115

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Number:
YVONNE TAYLOR Revocable Living Trust 108 PEGGY ST MADISON, TN 37115	Same as Grantee	042 16 0 033.00

This Quitclaim Deed (the "Deed") is made effective this 18 day of September, 2026 (the "Effective Date") between **YVONNE A. TAYLOR, unmarried** (the "Grantor") and **the YVONNE TAYLOR Revocable Living Trust dated September 18, 2026** (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of PART TWO FINNLAND HEIGHTS, as shown by plat of record in Plat Book 1424, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said lot fronts 100 feet on the west side of Peggy Street and runs back between lines, 129.9 feet on the north line and 125.2 feet on the south line, to a dead line, on which it measures 100.5 feet.

BEING the same property conveyed to Robert Bailey Keels and Angela Knight Keels, husband and wife from Charles J. Robinson, Devisee under the Last Will and Testament of Charles Lee Robinson, by Deed dated May 21, 2008, as Instrument No. 20080528-0054052, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to YVONNE A. TAYLOR, unmarried, by Warranty Deed from Robert Bailey Keels and Angela Knight Keels, husband and wife, in Record Book **Instrument No. 20090313, at Page 0022807**, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements, restrictions, covenants and other matters as shown of record.

This is property known as **108 PEGGY ST, MADISON, TN 37115**, and is an improved property.

Witness my hand this 18 day of September, 2026.

YVONNE A. TAYLOR, Grantor

STATE OF TENNESSEE
COUNTY OF Wilson

On this day, personally appeared before me, YVONNE A. TAYLOR, to me known to be the persons described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 18 day of September, 2026.

Notary Public

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 18 day of September, 2026.

Notary Public:

My Commission Expires: 10/28/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Lamar Moore, 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 9/18/26.

Date

Affiant Signature

9/18/26
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 18 day of September, 2026.

Notary's Signature

My Commission Expires: 8/31/27
Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08.31.2027
WILSON COUNTY