Karen Johnson Davidson County
Batch# 1483623 DEEDQC
10/13/2026 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261013-0094151

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.
David F. Taylor and Michael L. Ward, Co-Trustees Taylor-Ward Family Revocable Living Trust 1702 Linden Avenue Nashville, TN 37212	New Owner	104 16 154.00

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 L. Ward and David F. Taylor**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **David F. Taylor and Michael L. Ward, Co-Trustees, Taylor-Ward Family Revocable Living Trust Agreement dated October 13, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being lot numbered "one hundred fifty-eight (158)" on the Belmont Land Company's Plan recorded in Book 421, page 34 of the Register's Office for Davidson County, Tennessee. Said Lot No. 158 being at a point on the north side of Linden Avenue at the common corner of Lots Nos. 159 and 158 and runs thence northwardly with the east line of said Lot No. 159, 175 feet to an alley; thence eastwardly with said alley 18 feet, more or less, to another alley; thence southwardly with the west margin of the last named alley 200 feet, more or less, to the north side of Linden Avenue; thence westwardly with the north margin of Linden Avenue 132.9 feet to the point of beginning.

Being the same property conveyed to **Michael L. Ward and David F. Taylor, in equal shares, as tenants in common with right of survivorship**, by Quitclaim Deed dated February 13, 2002, from **Michael L. Ward and Sam E. Stansbury**, recorded in Instrument No. 20020215-0020204, Register's Office of Davidson County, Tennessee. Being the same property conveyed to **Michael L. Ward, an unmarried man**, by Warranty Deed from **Finis E. Gentry and James H. Cortner, Jr.**, who constitute the entire membership of both the Session of Elders and the Board of Trustees of the Bethsalem Presbyterian Church of Wartrace, Tennessee, dated February 25, 1992, recorded March 9, 1992, of record in Book 8570, Page 311, in the Register's Office for Davidson County.

This conveyance is subject to all matters of record.

This is improved property known as: **1702 Linden Ave., Nashville, TN 37212.**

(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 13th day of October 2026.

Michael L. Ward

David F. 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 L. Ward**, 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 13th day of October 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 **David F. 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 13th day of October 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 13th day of October 2026.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 October 13, 2026.

Affiant Signature

October 13, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of October 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