Davidson County DEEDQC
Recvd: 07/19/04 15:55 5pgs
Fees:27.00 Taxes:0.00
20040719-0086074

THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

QUITCLAIM DEED

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Susan Shockley 6620 Cabot Drive Nashville, TN 37209	New Owner	Map 102-7 Parcel 38

KNOW ALL MEN BY THESE PRESENTS that MARIE M. YUCHNITZ, a widow, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, for the purpose of creating a joint tenancy with the right of survivorship between herself and Susan Shockley in the herein described property, does hereby convey, remise, release and forever quitclaim unto MARIE M. YUCHNITZ and SUSAN SHOCKLEY, as joint tenants with the right of survivorship, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 6620 Cabot Drive, Nashville, TN 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 16th day of July, 2004.

Marie M. Yuchnitz
MARIE M. YUCHNITZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MARIE M. YUCHNITZ, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 16 day of July, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 16 day of July, 2004.

Notary Public

My Commission Expires: 7/21/07

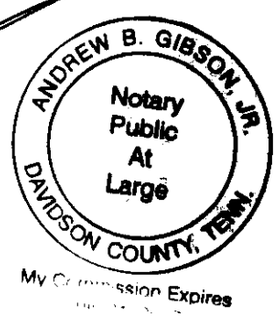


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Charlotte Park, Section 26, as of record in Plat Book 3700, page 91, Register's Office for said County.

Said Lot No. 118 fronts 85 feet on the easterly margin of Cabot Drive and extends back between parallel lines, 149.98 feet to a line in the rear on which it measures 85.0 feet.

Being the same property conveyed to Frances James Yuchnitz and wife, Marie M. Yuchnitz by deed from Iona M. Coble, of record in Book 5053, page 614, said Register's Office. The said Frances James Yuchnitz has since died.

5053

THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY AT LAW

BOOK 5053 PAGE 814

WARRANTY DEED

BEAU E. FOLK, JR. FORM

102-7-38	NAME AND ADDRESS OF NEW OWNER(S) FRANCIS JAMES YCHNITZ ET UX	SEND TAX BILLS TO Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S) 8D-8575	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6620 Cabot Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG-3[illegible] CONV. 39,900.00
AUG-3[illegible] STAX $* 103.74
AUG-3[illegible] PRTFEE $* .50
AUG-3[illegible] RTDEED $* 4.00 * 108.24

IONA M. COBLE, deceased

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

FRANCIS JAMES YUCHNITZ and wife, MARIE M. YUCHNITZ

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 118 on the Plan of Charlotte Park, Section 26, as of record in Plat Book 3700, page 91.

Said Lot No. 118 fronts 85 feet on the easterly margin of Cabot Drive and extends back between parallel lines, 149.98 feet to a line in the rear on which it measures 85.0 feet.

Being the same property conveyed to Iona M. Coble, by deed from Eugene Logue Davis, as of record in Book 4967, page 845.

This conveyance is made subject to restrictions of record in Book 4065, page 67, as amended in Book 4142, page 166.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of July, 19 76

Iona M. Coble
Iona M. Coble

814

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5053 PAGE 615

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Iona M. Coble

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of July, 19 76.

My commission expires: 7-27-77

Notary Public

STATE OF
COUNTY OF

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared the within named

the bargainor(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this, the day of , 19 .

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 76

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

NOTARY PUBLIC

WARRANTY DEED

FROM

IONA M. COBLE

TO

FRANCIS JAMES YUCHNITS

AND WIFE

D 61597

T

IDENTIF. REFERENCE

AUG 3 2 36 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLY, HERBERT & CRAWFORD
23rd Flr
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who upon oath acknowledged to be the and , respectively, of , a corporation, the bargainor, and that , as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at , Tennessee, this, the day of , 19 .

My commission expires:

Notary Public

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