BILL GARRETT, Davidson County
Trans:T20160012753 DEEDQC
Recvd: 02/16/16 14:58 2 pgs
Fees:13.00 Taxes:158.59

20160216-0014593

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,861

X Nancy Ann Yount Joplin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 2016.

Notary Public

MY COMMISSION EXPIRES: 9-25-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nancy Yount Joplin, Executrix, Estate of John B. Yount, 8400 Coopertown Road, Nashville, Tennessee 37080

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Marie Yount Joplin **John Martin Yount**	**SAME**	**Map: 4**
(NAME) **8400 Coopertown Road**	(NAME)	**Parcel: 6.01**
(ADDRESS) **NASHVILLE,(Joelton) TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, NANCY ANN YOUNT JOPLIN, EXECUTRIX, JOHN MARTIN YOUNT, SUSAN MARIE YOUNT MALMBERG AND JOE STANDIFER YOUNT** THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST, UNTO **SUSAN MARIE YOUNT MALMBERG AND JOHN MARTIN YOUNT, THEIR** SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee and more particularly described as follows:

Lying on the west side of the Nashville and Springfield Pike and beginning at a point at the junction of the Nashville, Springfield and Coopertown Road; thence north 8° west 218 feet to a point in the west margin of the Nashville-Springfield Pike; thence south 80° 15' west 53 feet to a point; thence south 67° 30' west 175.8 feet to a point in the center of the Coopertown Road; thence with the center of the same, south 62° 45' east 275 feet to the point of beginning.

Being the same property conveyed to Clyde Moss and wife, Verlean A. Moss, by deed from Leona Moss (Mrs. J.W. Moss), a widow, as of record in Book 3431, page 413, said Register's Office.

Being the same property conveyed to John B. Yount, Jr. and wife Novissia S. Yount by Warranty Deed from Clyde Moss and wife, Verlean A. Moss dated September 21, 1962 of record in Register's Office of Davidson County, Tennessee, in Book 3435, page 111. John B. Yount, Jr. is one and the same as John B. Yount.

Being the same property that is the subject of an Affidavit of Heirship being identified as Property No. 1 in the Affidavit of Heirship of record as document 20160119-0005017 Register's Office of Davidson County, Tennessee.

Novissia S. Yount died on January 3, 2015 and John B. Yount died on May 10, 2015. At the time of the death of John B. Yount he was survived by four (4) children born of their bodies, namely: John Martin Yount, Nancy Ann Yount Joplin, Susan Marie Yount Malmberg and Joe Standifer Yount. The Estate of John B. Yount was probated in the Seventh Circuit Court of Davidson County, Tennessee under docket number 15P-1019 with Nancy Ann Yount Joplin serving as Executor.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

Unimproved (
This is improved(X) property, known as **8400 Coopertown Road, Nashville (Joelton) Tennessee 37080**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 5th day of **JANURY, 2016.**

Nancy Ann Yount Joplin
NANCY ANN YOUNT JOPLIN, EXECUTRIX
Estate of John B. Yount

John Martin Yount
JOHN MARTIN YOUNT

Susan Marie Yount Malmberg
SUSAN MARIE YOUNT MALMBERG

Joe S Yount
JOE STANDIFER YOUNT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JOHN MARTIN YOUNT, JOE STANDIFER YOUNT, NANCY ANN YOUNT JOPLIN, AND SUSAN MARIE YOUNT MALMBERG,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of **JANUARY, 2016.**

My Commission Expires: 9-25-2019

Janice Boone
Notary Public

JANICE BOONE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY