Bill Garrett Davidson County
Batch# 37100 DEEDQC
12/14/2017 01:48:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171214-0127627

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
M. Jonathan Loffi **523 Landon Drive** **Nashville, TN 37220**	**SAME**	**146-16-0-117.00**

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, DORIS ANN YEAGER-LOFFI, TRUSTEE OF THE LILLIAN M. YEAGER TESTAMENTARY TRUST AND DORIS ANN YEAGER-LOFFI, TRUSTEE OF THE GRANDCHILDREN'S TRUST, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto M. JONATHAN LOFFI, all of our interest, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Brentwood Hall, Section III of record in Plat Book 2133, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M. Jonathon Loffi, a 22.6% interest and Lillian M. Yeager, a 77.4 % interest as tenants in common by Warranty deed from Leiott Michelle Smiley, unmarried of record in Instrument No. 20040804-0093265 Register's Office for Davidson County, Tennessee, and further conveyed to M. Jonathon Loffi, a 7% interest by Quitclaim deed from Lillian M. Yeager, unmarried of record in Instrument No. 20050426-0046519 Register's Office for Davidson County, Tennessee, and further conveyed to M. Jonathon Loffi, an 8% interest by Quitclaim deed from Lillian M. Yeager, unmarried of record in Instrument No. 20070111-0004923 Register's Office for Davidson County, Tennessee, and further conveyed to M. Jonathon Loffi, an 8% interest by Quitclaim deed from Lillian M. Yeager, unmarried of record in Instrument No. 20080110-0003193 Register's Office for Davidson County, Tennessee, and further conveyed to M. Jonathon Loffi, a 6.5% interest by Quitclaim deed from Lillian M. Yeager, unmarried of record in Instrument No. 20091022-0097902 Register's Office for Davidson County, Tennessee. Lillian M. Yeager having since died January 5, 2015 and

her interest was devised to Doris Ann Yeager-Loffi, Trustee of the Lillian M. Yeager Testamentary Trust and Doris Ann Yeager-Loffi, Trustee of the Grandchildren's Trust pursuant to the Last Will and Testament of Lillian M. Yeager of record in Case No. 17P1887, Circuit Court Clerk's Office, Davidson County, Tennessee.

This is improved property known as 523 Landon Drive, Nashville, Tennessee 37220.

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

WITNESS my hand this the 1st day of December, 2017.

Doris Ann Yeager Loffi Trustee

DORIS ANN YEAGER-LOFFI, TRUSTEE
OF THE LILLIAN M. YEAGER
TESTAMENTARY TRUST

Doris Ann Yeager Loffi Trustee

DORIS ANN YEAGER-LOFFI, TRUSTEE
OF THE GRANDCHILDREN'S TRUST

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Doris Ann Yeager-Loffi, Trustee of the Lillian M. Yeager Testamentary Trust and Trustee of the Grandchildren's Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of December, 2017.

Jennifer U Stacy

Notary Public

My Commission Expires:
10/2/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 1st day of December, 2017.

Notary Public

My commission expires: 10/3/21

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY