Karen Johnson Davidson County
DEEDQC
Batch# 199342 2 pgs
02/26/2019 12:22:58 PM
Fees: $12.00 Taxes: $0.00
20190226-0017358

THIS INSTRUMENT PREPARED BASED UPON
INFORMATION PROVIDED BY THE PARTIES BY:
Law Office of Andrew Gibson
19 Town Center Loop #4B
Santa Rosa Beach, FL 32459

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Megan Yuchnitz	New Owner	Map 142 090D
8502 Sawyer Brown Road		Parcel 159.00
Nashville, TN 37221		

KNOW ALL MEN BY THESE PRESENTS that I, Luke Sullivan in his capacity as Executor of the Margaret Lynn Yuchnitz Estate (hereinafter the "Grantor") hereby release and forever quitclaim to Megan Yuchnitz, (hereinafter referred to as the "Grantee") all of my right, title and interest in and to land in Davidson County, Tennessee, (hereinafter "Property") described as follows:

Being Unit No. 8502, together with the carport designated No. 8502-C on the Plan of River Plantation, Section X- Phase 1, of record in Book 7900, pages 944 and 945, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of River Plantation, Section Ten, Phase One, a horizontal property regime established by Master Deed of record in Book 9394, Page 598, amended in Instrument No. 20081203-0117317, said Register's Office. This description was obtained from the previous deed of record.

Being the same property conveyed by Deed to Anthony C. Yuchnitz and wife Margaret Lynn Yuchnitz. The said Anthony C. Yuchnitz having since died on or about May 31, 2012 and by operation of law the said Margaret Lynn Yuchnitz became the sole owner of the Property. The said Margaret Lynn Yuchnitz died on or about January 17, 2018. The Will of Margret Lynn Yuchnitz of record under Docket No. 18P- 1552 in the Seventh Circuit Court for Davidson County, Tennessee devised the Property to Megan Yuchnitz.

This is improved property located at 8502 Sawyers Brown Road, Nashville, TN.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantee has been responsible for the payment of all real property taxes since the death of Margaret Lynn Yuchnitz, but for clarification assume the real estate taxes for the 2019 year.

WITNESS our hand this first day of February, 2019.

Luke Sullivan, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named Luke Sullivan personally appeared, in his capacity as Executor of the Margaret Lynn Yuchnitz Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Margaret Lynn Yuchnitz Estate, the bargainor, for the benefit of the beneficiaries, and that he executed the foregoing instrument for the purposes therein contained by signing his name as Executor.

Witness my hand and official seal this 1st day of February 2019.

SUSAN SHOCKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/6/19

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 1st day of February, 2019.

Notary Public

My Commission Expires: 5/6/19

SUSAN SHOCKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY