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

Karen Johnson Davidson County
Batch# 199342 DEEDQC
02/26/2019 12:22:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190226-0017359

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Brittany Y. Sullivan	New Owner	Map 103-12-0
527 Plantation Court		Parcel 212.00
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 Brittany Y. Sullivan an undivided one half (1/2) interest and Jennifer Yuchnitz Garner an undivided one half (1/2) interest, the said Brittany Y. Sullivan and Jennifer Yuchnitz Garner being sisters and are conveyed their respective interests as tenants in common, (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:

Land in Davidson County, Tennessee being Lot 8, Block "J" as shown on the map entitled Cherokee Park, of record in Book 843, page 2, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description. This description was obtained from the previous deed of record.

Being the same property conveyed by Deed to Cleo T. Cole from Rubena J. Hatcher, of record in Book 2594, page 621, dated September 20, 1956, said Register's Office. The said Cleo T. Cole having since died on or about April 2, 1965. The Will of Cleo Tribble Cole of record in Will Book 83, page 302, Davidson County Probate Court Clerk's Office devised Property to Anne Cole Worrall. The said Anne Cole Worrall having since died on or about April 4, 2002. The Will of Anne Cole Worrall of record in Volume No. 02P-763, Davidson County Probate Court Clerk's Office devised the Property to Lynn Yuchunitz. Lynn Yuchnitz and Margaret Lynn Yuchnitz are one and the same person. 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 Brittany Y. Sullivan and Jennifer Yuchnitz Garner as tenants in common.

This is improved property located at 103 Lauderdale 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 Grantees 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

Susan Shockley
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.

Susan Shockley
Notary Public

My Commission Expires: 5/6/19

SUSAN SHOCKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY