Karen Johnson Davidson County
Batch# 208219 DEEDQC
03/21/2019 09:04:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190321-0025558

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Will Cleary 6415 Robertson Avenue Nashville, TN 37209	Same	090 08 0 180.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Rudolph Jon Yagoda ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys all of Grantor's twenty-five percent (25%) individual interest in the herein described real property to Will Cleary ("Grantee"), and his successors and assigns and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 15, on the Plan of Charlotte Park Annex, of record in Book 3700, page 49, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being a twenty-five percent (25%) interest inherited by Rudolph Jon Yagoda from his wife, S. Aquilla Yagoda in her last will and testament which was admitted to Probate by an Order Admitting Will to Probate as a Muniment of Title in the Davidson County Probate Court Clerk's Office No. 19P7 and recorded as Instrument Number 20190128-0008144, Register's Office for Davidson County, Tennessee.

This is improved property identified as 6415 Robertson Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, Rudolph Jon Yagoda has executed this Quitclaim Deed as of the 13th day of February, 2019.

Rudolph Jon Yagoda

Rudoph Jon Yagoda

STATE OF OHIO)
COUNTY OF LAKE)

Personally appeared before me, the undersigned, a Notary Public of this County, Rudolph Jon Yagoda, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 13th day of ~~February~~ March, 2019.

Patricia A Scott

Notary Public

PATRICIA A SCOTT
Notary Public, State of Ohio
My Commission Expires
July 04, 2023

My commission expires: JULY 4, 2023

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Rudolph Jon Yagoda

Rudolph Jon Yagoda

Sworn and subscribed to before me this 13 day of ~~February~~ March, 2019.

Patricia A Scott

Notary Public

My Commission Expires: JULY 4, 2023

PATRICIA A SCOTT
Notary Public, State of Ohio
My Commission Expires
July 04, 2023