Karen Johnson Davidson County
Batch# 208644 DEEDQC
03/22/2019 11:54:50 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20190322-0026194

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument prepared by:
Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

Based upon information provided by client.

The actual consideration for this transfer is $165,000.00

Myrtle Yant
Affiant

GARY W. TEMPLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me this 15 day of MARCH, 2019.

NOTARY PUBLIC

My Commission expires: 3-28-2021

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Scottie A. Yant 5201 Rawlings Road Joelton, Tennessee 37080	Same	02100021400

KNOWN ALL MEN BY THESE PRESENT that Myrtle Yant, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto Scottie A. Yant, my right, title and interest in and to the following described tract or parcel of land in Davidson County, to-wit:

BEGINNING at an iron pin set in the southerly margin of Rawlings Road, the most northeast corner of this tract, and being a comer of Edwin T. Gienger; thence, leaving said Road and with the line of said Gienger, South 09 degrees 17 minutes 44 seconds West 1400.95 feet to an existing iron pin, corner to said Gienger in the northerly line of Joseph W. Rawlings Property of record in Deed Book 4276, Page 496, Register's Office, Davidson County, Tennessee; thence, with the line of said Rawlings, North 85 degrees 44 minutes 49 seconds West 189.5 feet to a point, in the line of said Rawlings, said point being a common corner to Tract 2 of this survey; thence, with the line of said Tract 2, North 07 degrees 03 58 seconds East 1347.30 feet to an iron pin set in the margin of said Road; thence, with the margin of said Road, North 82 degrees 49 minutes 32 seconds East 251.65 feet to the beginning, containing 6.81 acres more or less.

INCLUDING IN THE ABOVE BUT EXCLUDED from the foregoing is an out-parcel described according to a survey dated December 20, 2006, by Tommy E. Walker, RLS #1465 as follows:

Beginning at an iron pin in the easterly line of said Bobby Yant, said pin being located S 09 degrees 17' 49" W. 1023.04' from an iron pin in the southerly margin of Rawlings Road marking the most northeasterly corner of said Yant's original tract; thence, S 09 degrees 17' 43" W 161.12' to an iron pin; thence, now with a new line S 89 degrees 39' 30" W 123.81'

to an iron pin; thence, N 00 degrees 01′ 52″ E. 158.85′ to an iron pin; thence N 89 degrees 39′ 30″ E. 149.75′ to the point of beginning, containing 0.499 acres more or less.

Being the same property conveyed to Scottie A. Yant by Quitclaim Deed from Bobby R. Yant, Sr., and wife, Myrtle Yant, of record as instrument 20070301-0025411 Register's Office for Davidson County, Tennessee.

The above described property is the same property as that conveyed by 2 separate sets of Quitclaim Deeds to the Grantors, being as follows:

1. Being deeds from Bobby R. Yant, Sr., and wife, Myrtle Yant to Bobby R. Yant, Jr., Jeffrey W. Yant, Scottie A. Yant and Andrew C. Yant recorded as document numbers 20081231-0124062, 20081231-0124063, 20081231-0124064, 20081231-0124065, dated December 31, 2008, with each deed conveying an undivided 1/8th interest from the Grantors to each Grantee.

2. Being deeds from Bobby R. Yant, Sr., and wife, Myrtle Yant to Bobby R. Yant, Jr., Jeffrey W. Yant, Scottie A. Yant and Andrew C. Yant recorded as document numbers 20090105-000068, 20090105-0000667, 20090105-0000665, 20090105-0000666, dated January 5, 2009, with each deed conveying an undivided 1/8th interest from the Grantors to each Grantee.

As a result of the execution and delivery of this deed, the Grantees, Bobby R. Yant, Sr. and wife, Myrtle Yant are the sole owners as tenants by the entirety of the full and 100% interest in the above described property.

Being the same property conveyed to Bobby R. Yant, Sr. (now deceased) and wife, Myrtle Yant by deed from Bobby R. Yant, Jr., Jeffrey W. Yant, Scottie A. Yant and Andrew C. Yant of record as instrument no. 20120203-0009941, Register's Office for Davidson County, Tennessee.

This is improved property known as 5201 Rawlings Road, Joelton, Tennessee 37080.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

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

WITNESS my hand this 15 day of March, 2019.

Myrtle Yant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Myrtle Yant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 15 day of March, 2019.

Notary Public
My Commission Expires: 3-28-2021

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY