Karen Johnson Davidson County
Batch# 217955 DEEDQC
04/15/2019 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190415-0034276

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Jon Yankee and Laura Yankee 391 Ivy Drive Nashville, TN 37216	(new owner)	07301019900

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

JOEY GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: DECEMBER 8, 2019

Subscribed and sworn to before me, this the 20 day of March, 2019.

Notary Public

My Commission Expires: Dec. 8, 2019
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clarence Strode**, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Jon Yankee and wife, Laura Yankee,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

Being Lot No. 53 on the Plan of Section Three and Four of Moss Rose Heights Subdivision as of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee, said Lot No. 53 fronts 77.1 feet on the Southwesterly side of Ivy Drive and runs back on the Northwesterly line 142.8 feet and on the Southeasterly line 162.4 feet to a dead line on which it measures 69.81 feet.

Being the same property conveyed to Jon Yankee and wife, Laura Yankee, as tenants by the entirety as to a two-thirds undivided interest, as joint tenants with common law rights of survivorship with Clarence Strode, as to a one-third undivided interest, by Warranty Deed from Michael Wayne Sanders, married and David Eugene Sanders, unmarried, dated December 10, 2015, recorded December 14, 2015 in Instrument No. 20151214-0125161, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3931 Ivy Drive, Nashville, TN 37216**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 20 day of March, 2019.

Grantor:

Clarence Strode

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Clarence Strode, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 20 day of March, 2019.

JOEY GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: DECEMBER 8, 2019

Notary Public
My Commission Expires: Dec. 8, 2019

True Copy Certification

I, Autumn Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version on the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Autumn Bell

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kelly Carter, a notary public for this county and state, Autumn Bell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelly Carter

Signature

My commission Expires: Oct 18, 2022
Notary's Seal (if on paper)

