This instrument was prepared without the benefit of a title search from information provided by the parties. Preparer makes no representations or warranties concerning the character or quality of the land conveyed. Preparer gave no tax advice. Preparer offered no closing services.

Prepared by:
Continental Title Insurance Company
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

Karen Johnson Davidson County
Batch# 258411 **DEEDQC**
07/18/2019 08:43:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190718-0070203

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham
The actual consideration or value for this transfer is $ 00 Estate Devise

Camille Yvonne Neely
Affiant

Subscribed and sworn to before me, this 16th day of July, 2019.

Notary Public – Steven Richardson
My commission expires: 10-14-2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William Bruce Yaney, Life Tenant 7264 Harper Rd Joelton, TN 37080	New Owner	**014-00-0-023.00**

QUITCLAIM DEED WITH LIFE ESTATE
RETAINED BY WILLIAM BRUCE YANEY

For and in consideration of the sum of Ten Dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Bruce Yaney, retaining a Life Estate unto himself, and Camilla Yvonne Neely**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Camilla Yvonne Neely, married, the fee simple absolute remainder, subject to the life estate retained by Grantor William Bruce Yaney**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to-wit:

Being a certain tract of land, situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

It being the north half of the 20 acres of land in the 14th Civil District of Davidson County, Tennessee, about three miles northeast of Joelton, Tenn., fronting on the east side of the road that runs from the Nashville and Clarksville New Pike to the Springfield Hwy. It being that half of said 20 acres that has on it an old residence now occupied by Brenda J. Yaney and William Bruce Yaney, who are the children of Marion Yaney and wife, Danie Yaney, both deceased, and having on it an old cistern. The said north half of ten acres being the north half of the 20 acres deeded to J.D. Cook and wife, Sallie F. Cook Nov. ___, 1937 by deed from John F Waters and wife, Florence Waters of record in Book 1031, Page 652 of the Register's Office of Davidson County, Tenn.; this north half of said 20 acres having a frontage on the said road of about 282.5 feet and running back between parallel lines about 87-1/4 poles or 1439.6 feet, the south half of said 20 acre tract was owned by Richard Green and wife, Pearl A Green (at the time of conveyance to William Marion Yaney and wife Danie Yaney).

Being the same property conveyed to William Marian Yaney and wife, Danie Yaney by Installment Deed from J. D. Cook and wife, Sallie F. Cook, of record in Book 1278, Page 123, Register's Office for Davidson County, Tennessee. The said William Marian Yaney died on December 11, 1982 leaving his Wife Danie Yaney as surviving tenant by the entirety.

Being the same property conveyed to Brenda J Yaney and William Bruce Yaney by Executor Quitclaim Deed from Brenda J Yaney, as Executrix of the Last Will and Testament of Danie L Yaney, deceased, of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 10P-1498 by Deed dated September 15, 2011, recorded September 29, 2011, and filed for record in Instrument

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No. 20110929-0075641. The said Danie L Yaney aka Danie Yaney died on July 24, 2010. The aforesaid William Marian Yaney and his Wife, Danie Yaney had three children born to them, namely: Brenda J Yaney, William Bruce Yaney, and Camilla Yvonne Neely fka Camilla Yvonne Yaney. Brenda J Yaney noted herein died on December 12, 2018 having been unmarried and having no children, leaving her brother William Bruce Yaney and Camilla Yvonne Neely, Grantors herein, as her surviving Heirs at Law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7264 Harper Rd, Joelton, TN 37080.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16th day of July, 2019.

William Bruce Yaney

William Bruce Yaney

Camilla Yvonne Neely

Camilla Yvonne Neely

State Of Tennessee
County Of Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state William Bruce Yaney and Camilla Yvonne Neely, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who under oath acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 16 day of JULY, 2019.

State of Tennessee Notary Public

My Commission expires: 10-14-2020

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY