QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 275695 DEEDQC
08/23/2019 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190823-0084963

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/3/22
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnny Wayne Youngblood, Jr.	New owner	043 16 0 051.00
PO Box 722		
Madison, TN 37116		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **FRANCES YOUNGBLOOD, UNMARRIED,** ("Grantor"), by these presents do hereby quitclaim and convey unto **JOHNNY WAYNE YOUNGBLOOD, JR.** ("Grantee"), his heirs and assigns, all our right, title, and interest, including my marital interest, if any, in and to the following described tract of land:

Land in the 10th Councilman District, Davidson County, Tennessee, according to a survey by Robert H. Cummings, May 21, 1980 and of record in Plat Book 5643, page 27, where particularly described as follows:

Beginning at an iron pin at the northeasterly margin of VanDiver Drive and the corner of Agnes E. Poole of record in Book 5055, page 918, thence along the margin of Poole, North 52° 58 minutes East 292.50 feet to a point thence South 46° 53 minutes 04 seconds east 60 feet thence South 49° 57' 48" West 303.18 feet to an iron pin; thence, North 37° 02' West 75 feet to the point of beginning containing .46 acres more or less.

Being part of the same property conveyed to Dale Kimbrough and wife, Donna Gail Kimbrough of record in Book 5447, page 184, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Youngblood and wife, Frances Youngblood by Warranty Deed from Dale Kimbrough and wife, Donna Gail Kimbrough, of record in Book 5649, page 344, Register's Office for Davidson County, Tennessee. The said John W. Youngblood having since died.

An easement of record in Book 5643, page 25, for the purpose of constructing operating and maintaining a sewer line or pipe across said property. See recorded instrument for complete details.

An easement of record in Book 2137, page 4, for the purpose of erecting and maintaining electric and power transmission lines.

THE ABOVE IS IMPROVED PROPERTY KNOWN AS 100 Vandiver Drive, Madison, Tennessee 37115.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, we have hereunto set our hands this the 23 day of August, 2019.

FRANCES YOUNGBLOOD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Frances Youngblood,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that SHE executed this instrument for the purposes set forth herein.

Witness my hand and official seal at Madison, Tennessee this the 23 day of August, 2019.

My commission expires: 11/8/22

Notary Public



Tennessee Certification of Electronic Document

I, Steven Disser (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of 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.

Signature

State of Tennessee

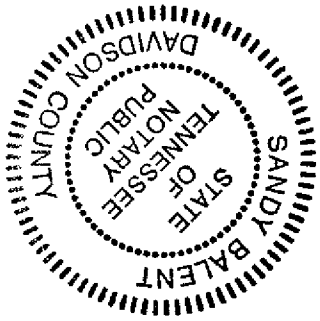
County of Davidson

Personally appeared before me, Sandy Balent (Notary's Name), a notary public for this county and state, Steven Disser (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).