Karen Johnson Davidson County
Batch# 314095 DEEDQC
11/12/2019 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191112-0116187

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Anna Catesby Yant 1303 54th Avenue North Nashville, TN 37209	New Owner	091-07-HH-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Roger Trey Yant,** by these presents does hereby quitclaim and convey unto **Anna Catesby Yant,** her heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit B, on the Plan of 5400 Tennessee Avenue Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5400 Tennessee Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171109-0115433, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Green Eggs and Ham, LLC by Warranty deed from David Wayne Johnston, unmarried and Wanda Louise Lance, married, Mark Leroy Johnston, married Tammie Rachelle Clark, married and Jesse Lane Dabbs, married as co-devisees under the will and Testament of Margaret G. Dabbs of record in Instrument No. 20150921-0095786 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 21, 2015.

Being a portion of the same property conveyed to Aaron, LLC by Quitclaim deed from Green Eggs and Ham LLC of record in Instrument No. 20150925-0097509 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 25, 2015.

Being a portion of the same property conveyed to Green Eggs and Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Aaron LLC., a Tennessee Limited Liability Company of record in Instrument No. 20170918-0094920 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on September 18, 2017.

Being the same property conveyed to Anna Catesby Yant by Warranty Deed from Green Eggs and Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190616-0054261 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 16, 2019.

This is improved property also known as 1303 54th Ave North Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 30th day of June 2019.

My commission expires: 5-3-21
(Affix Seal)

Affiant

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12 day of ~~June~~ September, 2019.

Roger Trey Yant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Roger Trey Yant, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 20 day of June, 2019.

Notary Public

My Commission Expires: 8/6/2023

NAOMI LASSUS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022