THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 376335 **DEEDQC**
03/24/2020 08:24:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200324-0031690

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Subscribed and sworn to before me this 17th day of March, 2020.

My Commission Expires: 12-19-20

NOTARY PUBLIC

Address New Owners as Follows:
Kelley Colvin and Geoff Yeager
4127 Barnes Cove Court
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map-Parcel:
173-09-0B-098.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Kelley Colvin and Geoff Yeager,** GRANTOR, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Kelley Colvin and spouse, Geoff Yeager, as joint tenants with right of survivorship,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 307 on the Plan of Barnes Cove, Section Two of record in Plat at Instrument No. 20040604-0065966, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelley Colvin, unmarried and Geoff Yeager, unmarried as tenants in common with full rights of survivorship by Warranty Deed from Malcolm Booth and Norma Booth, husband and wife of record in Instrument No. 20171215-0127718, Register's Office for Davidson County, Tennessee, dated December 11, 2017 and recorded on December 15, 2017. Kelley Colvin and Geoff Yeager having since married.

Being also known as: **4127 Barnes Cove Court, Antioch, Tennessee 37013.**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 17th day of March, 2020.

Kelley Colvin

Geoff Yeager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Kelley Colvin and Geoff Yeager**, with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 17th day of March, 2020.

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

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