FORM No. WD-1

Karen Johnson Davidson County
Batch# 398196 DEEDQC
05/11/2020 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200511-0048596

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

Teresa Yates
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/09/2023
(AFFIX SEAL)

SEAL: SEAN A. DEARINGER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

This instrument prepared by: Teresa Ann Yates

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Theresa Yates	Theresa Yates	095 10 0 277 00
(NAME) 3108 Cloverwood Dr.	(NAME) 3108 Cloverwood Dr.	
(STREET ADDRESS) Nashville, TN 37214	(STREET ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Royce E. Yates, Jr., a married by these presents, quitclaims and conveys unto Theresa Yates, a single woman all of his right, title and interest in and to the following tract or parcel of land, to-wit:

Being Lot No. 565 on the Plan of Cloverhill, Section No VIII, as of Record in Plat Book 2331, Page 10 & 11, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Royce E. Yates, Jr. and Theresa Yates by deed from Royce E Yates Sr. and wife, Teresa Ann Yates dated October 31, 2003 and recorded November 5, 2003 of record as instrument no. 20031105-0162543, Register's Office, Davidson County, Tennessee.

Further being the same property conveyed to Royce E. Yates, Sr. and wife, Teresa Ann Yates, by deed from Mary Surene Beck Dotson and husband, Roy Dotson and Paul David Ladd dated September 30, 1999 and recorded October 5, 1999 of record in Book 11689, Page 649, Register's Office, Davidson County, Tennessee

The purposed of this quit-claim deed is for Royce E. Yates, Jr., pursuant to the Marital Dissolution Agreement case no. 05D-2664 and dated June 18,2007 to quit claim any interest he may have in the subject property to Theresa Yates.

The said Royce E. Yates, Jr. having also since remarried.

The property is not now nor has it ever been the primary residence of the spouse of Royce E. Yates.

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: 3108 Cloverwood, Nashville, TN 37214

Witness my hand this 29 day of April, 2020.

Royce E. Yates, Jr.

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Royce E. Yates, Jr. the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 29th day of April, 2020.

Notary Public

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 03/09/21

True Copy Certification

I, Ashley Morgan, 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, Seth A. Dearinger notary public for this county and state, Ashley Morgan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/08/21

{Notary' Seal}