BOX 10-B

Karen Johnson Davidson County
Batch# 499972 **DEEDQC**
10/21/2020 01:16:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201021-0122475

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 21st OF OCTOBER,, 2020.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK YARBROUGH, ET UX	**SAME**	**091-13-0-208.00**
(NAME) **185 SHOALS LANDING**		
(ADDRESS) **ASHLAND CITY, TN 370159**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TONYA YARBROUGH, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF WILLIAM P. EDENS, AND TAMMY EDENS, BEING LEGATEE UNDER THE LAST WILL AND TESTAMENT OF WILLIAM P. EDENS,** HEREINAFTER CALLED THE GRANTORS, BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST, UNTO **MARK YARBROUGH AND WIFE, TONYA YARBROUGH**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22, Block A, Sec. 1, on the Plan of Croleywood Subdivision of record in Book 1130, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William P. Edens, Jr. from Randal D. Byers by deed dated February 28, 2012 of record as Instrument No. 20120302-0018360, Register's Office for Davidson County, Tennessee. The said William P. Edens having since died testate on March 11, 2019. The Last Will and Testament of William P. Edens having been Probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Docket No. 19P744, devised said property to Tonya Yarbrough and Mark Yarbrough.

Tammy Edens joins in this conveyance to convey any right, title or interest she may have under the Last Will and Testament of William P. Edens.

The foregoing conveyance is subject to any and all encumbrances, easements, restrictive covenants and other matters, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property known as **435 WEST BEND DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 our hands this 21st day of October, 2020.

TONYA YARBROUGH

TAMMY EDENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TONYA YARBROUGH** and **TAMMY EDENS,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of October, 2020.

My commission expires: **MAY 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON