Karen Johnson Davidson County
Batch# 524482 DEEDQC
12/03/2020 02:35:56 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201203-0140740

THIS INSTRUMENT WAS PREPARED BY:
Elyse M. Nida, Attorney at Law
Heritage Law Group, PLLC
1526 Hunt Club Blvd., Suite 550
Gallatin, TN 37066
(615)989-7054

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Herbert E. Yunker, Jr.<br>Cheri Linn Yunker<br>6056 Clarksville Highway<br>Joelton, TN 37080 | Herbert E. Yunker, Jr.<br>Cheri Linn Yunker<br>4326 Stenberg Rd.<br>Whites Creek, TN 37189 | Map 21, Parcel 175<br>14D-02580 |

## QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Herbert E. Yunker, Jr., the duly-appointed Personal Representative of the Estate of Melvin Bruce Johnson, deceased, a certified copy of Letters Testamentary being attached hereto as Exhibit A, which estate is administered in the Probate Court for Davidson County, Tennessee, Docket No. 19P2129, for and in consideration of the sum of One and no/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will, which was duly admitted to probate in Davidson County, Tennessee, and recorded December 13, 2019, in the Probate Court clerk's Office for Davidson County, hereby releases, remises forever and quitclaims unto Herbert E. Yunker, Jr. and Cheri Linn Yunker, as husband and wife and joint tenants by the entirety, all of the right, title, and interest of Melvin Bruce Johnson, deceased, and his estate in and to a certain parcel of land in Davidson County, Tennessee, described more particularly as follows:

> A tract or parcel of land located in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee and described according to the survey by R. L. Montoya-Land Surveying dated August 23, 1988, as follows:
>
> Beginning at an existing 48-inch Black Oak Tree located North 89 degrees 51 minutes 33 seconds East, 64.05 feet from the easterly right-of-way margin of Clarksville Pike and marking a corner common to the Clarence E. Rediker Property as defined by Deed 3286, Page 391, R.O.D.C., Tennessee and this tract; thence, South 10 degrees 57 minutes 22 seconds East, 540.2 feet to an iron pin, set this survey; thence, North 86 degrees 14 minutes 32 seconds West , 363.35 feet (passing through an existing concrete monument at 129.53 feet and continuing an additional 233.82) to an iron pin, set this survey, in the easterly right-of-way margin of Clarksville Pike; thence, with said margin North 22 degrees 57 minutes 26 seconds East, 213.62 feet to a point the beginning of a curve to the left;

thence, with said curve 329.92 feet to an iron pin, set this survey; said curve has the following characteristics: a delta of 6 degrees 01 minutes 44 seconds, a radius of 3135.48 feet and a target of 165.11 feet; thence, leaving said right-of-way margin, North 89 degrees 51 minutes 33 seconds East, 64.05 feet to the point of beginning, containing 2.49 acres more or less.

Being the same property conveyed to Mary Yunker Nash, Juanita Y. Mooneyhan, Mable Yunker Griffin, James L. Yunker, Lyla Yunker Johnson, John W. Yunker and Herbert E. Yunker by quitclaim deed from Ethel Perry Yunker and husband, Wiliam Yunker of record in Book 6047, page 671, Register's Office for said County.

Being the same property conveyed to Melvin B. Johnson and wife, Lyla Faye Johnson by deed from Mary Yunker Nash and Juanity Y. Mooneyhan and Mable Yunker Griffin, widow, James L. Yunker, Lyla Yunker Johnson, John W. Yunker, and Herbert E. Yunker of record in Book 7712, page 940, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

WITNESS my hand this 3rd day of November, 2020.

Herbert E. Yunker, Jr.
Personal Representative

STATE OF TENNESSEE )
)
COUNTY OF SUMNER )

Herbert E. Yunker, Jr., Personal Representative of the Estate of Melvin Bruce Johnson, personally appeared before me, the undersigned, a Notary Public, in and for said County and State, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Sworn to and subscribed before me this 3rd day of November, 2020.

Notary Public

My Commission Expires: July 9, 2021

ELYSE M. NIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
)
COUNTY OF SUMNER )

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Hubert E. Yunker Jr.
Affiant

Sworn to and subscribed before me this 3rd day of Nov., 2020.

Elyse Nida
Notary Public

ELYSE M. NIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 9, 2021

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

# LETTERS TESTAMENTARY

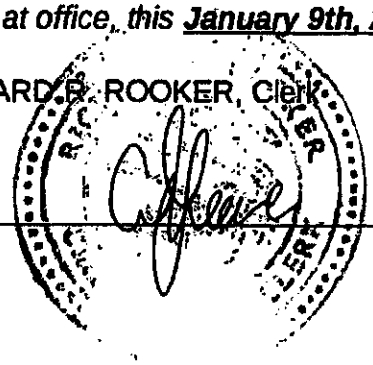
TO: **HERBERT E. YUNKER JR.** DOCKET NO: **19P2129**

*It appearing to the Court that **MELVIN BRUCE JOHNSON** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **HERBERT E. YUNKER JR.**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **January 9th, 2020**.*

RICHARD R. ROOKER, Clerk



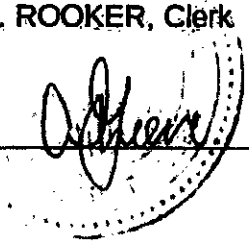
_____ D.C.

STATE OF TENNESSEE )

DAVIDSON COUNTY )

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **HERBERT E. YUNKER JR.** as **Executor** of the estate of **MELVIN BRUCE JOHNSON**, deceased, and I do further certify that **HERBERT E. YUNKER JR.** is still acting **Executor** of the estate of **MELVIN BRUCE JOHNSON** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 9th day of Jan., 2020.

RICHARD R. ROOKER, Clerk



_____ D.C.