Quitclaim Deed, *Reserving a Life Estate*

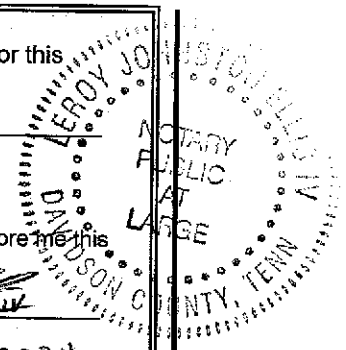
The actual consideration or value for this transfer is $ -0-

Wen Yarbrough
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 9th day of FEBRUARY 2021

NOTARY PUBLIC
My Commission Expires: 03/06/2024



Karen Johnson Davidson County
Batch# 571620 DEEDQC
02/10/2021 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210210-0018841

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
WEN C. HSIANG YARBROUGH, L.E. MICHAEL ALLEN YARBROUGH 1214 Timber Valley Dr. Nashville, Tennessee 37214	New Owner	108-12-0 / 085.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my son, MICHAEL ALLEN YARBROUGH, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **WEN C. HSIANG YARBROUGH**, unmarried, the GRANTOR herein, reserving for myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

WEN C. HSIANG YARBROUGH, ***For Life***, Remainder to, **MICHAEL ALLEN YARBROUGH**, the GRANTEES herein, their heirs and assigns all my right title and interest, equitable and otherwise in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 112-A, Zone Lot Division Lots 110, 111, 112, and 113, East Lake Subdivision, Section Four of record in [plat] Book 6250, page 246, amending [plat] Book 5800, page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being all the same property conveyed to Wen C. Hsiang Yarbrough, unmarried, by Warranty deed from Walter Cunningham and wife, Sylvia M. Cunningham dated 09/29/1989, and of record in Book 7962, page 788, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office, and otherwise, as may affect the premises including the following:

Real Property Taxes for the year 2021,

This is improved property known as: 1214 Timber Valley Dr., Nashville, TN 37214.

Witness our hands this 9th day of FEBRUARY, 2021.

Wen C Hsiang Yarbrough
WEN C. HSIANG YARBROUGH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named WEN C. HSIANG YARBROUGH the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 9th day of FEBRUARY, 2021.

NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 05/06/2024

****

QUITCLAIM DEED

Reserving a Life Estate

From:
WEN C. HSIANG YARBROUGH,
For Life,

Remainder To:

MICHAEL ALLEN YARBROUGH,

Property:
1214 Timber Valley Dr.
Nashville, TN. 37214

202102100018841

This Instrument was Prepared by:

Johnny Ellis
Attorney-at-Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Cheryl Denise Whitfield the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com