Karen Johnson Davidson County
Batch# 592150 DEEDQC
03/15/2021 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210315-0033981

| Prepared By: | Record and Return To: | Mail Tax Statements to: |
|---|---|---|
| Vidmar & Hardesty, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | Closeline Settlements LLC<br>702 King Farm Blvd Ste 155<br>Rockville, Md. 20850 | Jefferson Yount and<br>Elizabeth Yount<br>1057 Horseshoe Drive<br>Nashville. Tennessee 37216 |

Order Number: 14573TN-S1-D

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Jefferson Yount, married to Elizabeth Yount,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Jefferson Yount and Elizabeth Yount, Husband and Wife,** whose address is 1057 Horseshoe Drive, Nashville. Tennessee 37216, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 44 on the Map of a preliminary plan of Locust Grove Subdivision not of record of described according to a copy of a survey made by James A. Hamilton, Jr., Surveyor, January 29, 1947, as follows:

Beginning at a point in the north margin of Horseshoe Drive at the corner of Lots Nos. 43 and 44; thence with the line between said lots northerly 175 feet to a point at the corner of said lots and Lots Nos. 53 and 54; thence with the line between lots Nos. 44 and 53; westerly 60 feet to the corner of said lots and Lots Nos. 45 and 52; thence with the line between Lots Nos. 44 and 45, southerly 175 feet to the north margin of Horseshoe Drive; thence with the margin of the same, easterly 60 feet to the beginning.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 061 14 0 063.00
Street address of property: 1057 Horseshoe Drive, Nashville. Tennessee 37216
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20150827-0086678 in the Recorder's Office, Davidson County, Tennessee.

Signed this 2 day of MARCH, 20 21.

Signature of Grantor(s):

Jefferson Yount

Elizabeth Yount

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

STATE OF TN, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 2nd day of March, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jefferson Yount and Elizabeth Yount, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year ~~last~~ aforesaid.

Notary Public



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Property Address: 1057 Horseshoe Drive, Nashville. Tennessee 37216
Tax Parcel: 061 14 0 063.00

Oath of Consideration

I or we, JEFFERSON YOUNT, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10 .

Signed this 2 day of MARCH, 20 21 .

Signatures of Affiant(s):

Sworn and subscribed before me this 2nd day of Mar., 2021

Notary Public

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023



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EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 44 ON THE MAP OF A PRELIMINARY PLAN OF LOCUST GROVE SUBDIVISION NOT OF RECORD OF DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY JAMES A. HAMILTON, JR., SURVEYOR, JANUARY 29, 1947, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF HORSESHOE DRIVE AT THE CORNER OF LOTS NOS. 43 AND 44; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHERLY 175 FEET TO A POINT AT THE CORNER OF SAID LOTS AND LOTS NOS. 53 AND 54; THENCE WITH THE LINE BETWEEN LOTS NOS. 44 AND 53; WESTERLY 60 FEET TO THE CORNER OF SAID LOTS AND LOTS NOS. 45 AND 52; THENCE WITH THE LINE BETWEEN LOTS NOS. 44 AND 45, SOUTHERLY 175 FEET TO THE NORTH MARGIN OF HORSESHOE DRIVE; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 60 FEET TO THE BEGINNING.

THE DERIVATION OF SAME BEING:

The same being property conveyed by Deed executed by JEFFERSON YOUNT AND ELIZABETH YOUNT, dated 08-25-2015, and recorded simultaneously herewith in the land records of DAVIDSON COUNTY.

Parcel Identification Number: 061 14 0 063.00