Quitclaim Deed

Karen Johnson Davidson County
Batch# 606854 DEEDQC
04/05/2021 01:29:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210405-0044106

State of Tennessee
County of

The actual consideration for this transfer is -0-

Arthur S. Yokely, Jr.
Affiant

Subscribed and sworn to before me this the 30th day of March, 2021.

Dequan L. Buford 12/24/23
Notary Public
My Commission Expires:
12/24/23

DEJUAN L. BUFORD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
RYAN BEANE, ESQ.
1880 General George Patton Drive
Suite 107
Franklin, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
VMB Agency Management 2012 8th Ave South Nashville, TN 37204	NEW OWNER	42-10-39

KNOW ALL MEN BY THESE PRESENTS that **Arthur S. Yokely, Jr.**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **VMB Agency Management**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Wilson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section II, Sherry Heights, of record in Pat Book 2331, page 69, said Register's Office, to which reference us hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arthur S. Yokley, Jr. from Arthur S. Yokley, Sr. and wife, Jacqueline G. Yokley by Warranty Deed dated April 21, 2015 and recorded April 24, 2015 in Instrument #20150424-0036979, Register's Office for Davidson County, Tennessee.

GRANTORS RESERVE unto themselves and their heirs and devisees an easement for ingress and egress to their adjoining tract upon and along the existing driveway running along the northerly boundary of the property being conveyed herein. The conveyance of the adjoining tract by the Grantors or their heirs or devisees or the subsequent conveyance of Grantee's tract shall extinguish this easement.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

( ) unimproved
This is (X) improved property known as 105 Rhine Drive, Madison, TN 37115

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 30th of March, 2021.

Arthur S. Yokley, Jr.

State of Tennessee
County of

Personally appeared before me, DeJuan L. Buford a Notary Public in and for said county and state, the within named Arthur S. Yokley, Jr., the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this the 30th day of March, 2021.

DEJUAN L. BUFORD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/24/23