Karen Johnson Davidson County
Batch# 675984 DEEDQC
07/13/2021 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210713-0094211

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL
John Martin Yount	Same as Owner	Map 4
8966 Cedar Grove Rd		Parcel 006.01
Cross Plains, Tennessee 37049		

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for ten dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, Heather Tapscott Townshend, by these presents quitclaim and convey to John Martin Yount, any right, title and interest I may have in and to the following described real property located in Davidson County, Tennessee:

Land in the 14th Civil District of Davidson County, Tennessee, more particularly described as follows:

Lying on the west side of the Nashville and Springfield Pike and beginning at a point at the junction of the Nashville, Springfield and Coopertown Road, thence north 8° west 218 feet to a point in the west margin of the Nashville-Springfield Pike: thence south 80° 15′ west and 53 feet to a point; thence south 67° 30′ east 175.8 feet to a point in the center of the Coopertown Road; thence with the center of the same, south 62° 45′ east 275 feet to the point of beginning.

BEING the same property conveyed to Susan Marie Yount Malmberg and John Martin Yount by quitclaim deed from Nancy Ann Yount Joplin, John Martin Yount, Susan Marie Yount Malmberg, and Joe Standifer Yount, of record as Instrument 20160216-0014593, Register's Office for Davidson County, Tennessee. Susan Marie Yount Malmberg died on April 22, 2021, unmarried, testate, and survived by adult children Andrew Dickerson and Heather Tapscott Townshend. By her Will, admitted to probate as a muniment of title by the Seventh Circuit Court for Davidson County, Tennessee, Case 21P-904, Susan Marie Yount Malmberg devised her interest in the within property to John Martin Yount.

This is improved property known as 8400 Coopertown Road, Nashville, Tennessee 37080.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on dates as indicated.

X Heather Townshend

Heather Tapscott Townshend

STATE OF TN)
COUNTY OF Cocke)

Personally appeared before me, the undersigned Notary Public, the within named Heather Tapscott Townshend, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 6-21-21.

Robin Y Munn

Commission Expires 9/20/2023 PM

Notary Public

ROBIN Y. MUNN STATE OF TENNESSEE NOTARY PUBLIC COCKE COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Robertson

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

John M Yount

Affiant

Sworn to and subscribed before me this date: 6-15-2021

Carol F Rediker

Notary Public

My commission expires: 5/1/2024

CAROL F. REDIKER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

202107130094211

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, do hereby make oath that I am a licensed attorney and/or the 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

