PREPARED BY:
Gore & Reynolds, PLLC
121 First Avenue South, Suite 200
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 713192 DEEDQC
09/13/2021 09:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210913-0121975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:
Angela York
4477 Frost Street
Nashville, TN 37214

The actual consideration is $0.00.

AFFIANT

SEND TAX BILLS TO:
SAME.

Subscribed and sworn to before me
this 3rd day of September, 2021

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC

Map/Parcel: 062-02-0B-095.00

My Commission Expires: 7-11-22

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, I **Carl Dixon York**, hereinafter called the Grantor, hereby remise, release and quitclaim unto **Angela York, unmarried**, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of First Amendment, Abbington Park, Phase One – Section Three of record in Plat at Instrument No. 20040728-0090230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Angela York, an unmarried woman, and Mitchell York, married man by Warranty Deed from Marshall W. Nelson, married, of record in Instrument No. 20190627-0062498.

Mitchell York died testate leaving his real property to Colleen Lee York as devisee under his Last Will and Testament, which is being probated in the Davidson County Probate Court, Docket No. 20P1697. Colleen Lee York having since died testate vesting her property to Angela York and Carl Dixon York as devisees under her Last Will and Testament, which is being probated in the Davidson County Probate Court, Docket No. 20P1700.

This property is commonly known as 4477 Frost Street, Nashville TN 37214.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS my hand this 3rd day of September, 2021

Carl Dixon York

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Carl Dixon York, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of September, 2021.

My Commission Expires: 7-11-22

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-3-2021

Kimberly D Hicks
Affiant
Date: 9-3-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3rd day of September, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON