Karen Johnson Davidson County
Batch# 767678 DEEDQC
12/06/2021 08:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211206-0161082

AFTER RECORDING RETURN TO:
NCS
9087 Foothills Blvd., Suite 700
Roseville, CA 95747
File No. 17-801174

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 133-08-0-011.00

QUITCLAIM DEED

THIS DEED made and entered into on this 22nd day of November, 20 21, by and between **Elizabeth A. Yarbrough, an unmarried woman,** a mailing address of 3376 Mimosa Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Elizabeth A. Yarbrough, an unmarried woman and Jason Egly, an unmarried man, as joint tenants with right of survivorship,** a mailing address of 3376 Mimosa Drive, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

The land described herein is situated in the State of Tennessee, County of Davidson, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 113 ON THE PLAN OF GLENCOE ACRES, SECTION I OF RECORD IN PLAT BOOK 1835, PAGES 137 AND 138, 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 ELIZABETH A. YARBROUGH BY DEED RECORDED IN INSTRUMENT NO. 20200831-0098423 OF THE DAVIDSON COUNTY, TENNESSEE RECORDS.

Property Address: 3376 Mimosa Drive, Nashville, TN 37211

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20200831-0098423, recorded on 08/31/2020 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Elizabeth A. Yarbrough

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Elizabeth A. Yarbrough, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 22nd day of November, 2021.

Notary Public
My Commission expires: 09/02/2024

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Elizabeth Yarbrough Jason Egly

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 22nd day of November, 2021.

Notary Public
My Commission Expires: 09/02/2024

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Elizabeth A. Yarbrough and Jason Egly
3376 Mimosa Drive
Nashville, TN 37211

Name and address of property owner:

Elizabeth A. Yarbrough and Jason Egly
3376 Mimosa Drive
Nashville, TN 37211

TRUE COPY CERTIFICATION

I, Elizabeth A. Yarbough + Jason Egly, 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.

Signature

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kristin M. Kayal [Name of Notary],

a notary public for this county and state, Elizabeth A. Yarbough + Jason Egly [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09/02/2024

Notary's Seal

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Kay McClure, do hereby make oath that I am a licensed attorney and/or the 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 Nov. 22, 2021 (date of document).

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Kay McClure
Affiant Signature

Dec. 1, 2021
Date

State of California

County of Placer

Sworn to and subscribed before me this 01 day of December, 2021.

Abigail Lee Bunch
COMM # 2308979
SUTTER County
California Notary Public
Comm Exp Oct. 17, 2023

Abby Bunch
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL