This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 784339 DEEDQC
01/04/2022 12:12:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220104-0001212

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Phyllis McFolin** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Carolyn M. York and Shelby York,** (Grantees), all of her rights, title, and interests in the following described real property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 229 on map of Clover Hill subdivision, Section V, as of record in Book 2133 Page 55, Register's Office for said County.

Said Lot No. 229 fronts 100 feet on the North side of Teakwood Drive, and extends back between lines 134.1 feet on the East line and 155.1 feet on the West line to a dead-line in the road meadering 119.9 feet thereon.

Being the same property conveyed to Charles I. Myers and wife, Juanita W. Myers by Warranty Deed from Donelson Home Builders, Inc. of record in Book 2290, page 151, Register's Office for Davidson County, Tennessee, dated July 09, 1954 and recorded on July 14, 1954.

Juanita Wilson Myers died September 11, 2018, leaving Phyllis McFolin and Carolyn York as her remaining heirs per Affidavits of Heirship of record at Instrument No. ____202201040001210___ and _____202201040001211____ in said Register's Office, Tennessee.

Grantor warrants that this property has not been used as her primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 15th day of **December, 2021.**

Phyllis McFolin
Phyllis McFolin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Phyllis McFolin,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of **December, 2021.**

L. Segree II
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/8/25

LAWRENCE SEGREE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 20th day of **December, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**2908 Teakwood Dr., Nashville, TN 37214**
TAX PARCEL NO.:	**096-10-0-072.00**
PROPERTY OWNER:	**Carolyn M. York and Shelby York**
OWNER'S ADDRESS:	**2908 Teakwood Dr., Nashville, TN 37214**
MAIL TAX BILLS TO:	**Carolyn M. York and Shelby York** **2908 Teakwood Dr., Nashville, TN 37214**

Certificate of Authenticity

I, Nemore White, 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 12/21/2021.

Affiant Signature

12/21/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of December, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22