Karen Johnson Davidson County
Batch# 785783 DEEDQC
01/10/2022 10:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220110-0002552

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
John Yoder II and J. Wesley Yoder 1021 Mansfield Avenue Nashville, TN 37206	Pinnacle Bank 150 3rd Avenue South #1000 Nashville, TN 37201	083-05-163.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Yoder II, an unmarried man and J. Wesley Yoder, a married man** by these presents do hereby quitclaim and convey unto **John Yoder II, an unmarried man and J. Wesley Yoder, a married man, as tenants in common with right of survivorship,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

A certain tract of parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

being the Southerly 140 feet of Lot No. 9 and a 10 Foot strip lying between said lot and the North margin of Mansfield Avenue on the plan of D.H. Baily Property as of Record in Book 421, Page 65, Register's Office for said County.

Said Southerly part of Lot No. 9 and said 10 Foot strip fronts 50 Feet on the Northerly side of Mansfield Avenue and back between Parallel Lines 150 Feet to the Southerly Margin of a 10 Foot strip conveyed to the City of said Register's Office.

Being the same property conveyed to John Yoder II, an unmarried man and J. Wesley Yoder, a married man by Warranty deed from LaDon E. Payne and Teresa O. Callis, as tenants in common with right of survivorship of record in Instrument No. 20160721-0075408 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 21, 2016.

Being also known as 1021 Mansfield Avenue Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

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

Affiant

My commission expires: 3/3/25
(Affix Seal)

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of December, 2021.

John Yoder II

J. Wesley Yoder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **John Yoder II and J. Wesley Yoder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 30th day of December, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/03/2022 ____ (date of document).

Affiant Signature

01/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025