Karen Johnson Davidson County
Batch# 816322 DEEDQC
03/07/2022 09:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220307-0025434

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:
Jennifer Yoder 1707 Boscobel Street Nashville, TN 37206	Pinnacle Bank 15025 Ballancroft Pkwy 2nd Floor Charlotte, NC 28277	083-14-0-264.00-CO

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, married man***, by these presents does hereby quitclaim and convey unto **Jennifer Yoder, unmarried woman,** her heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Edgefield's Land Company's First Subdivision of record in Plat Book 57, Page 130, 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 Jennifer Yoder, unmarried woman and John Yoder, married man by Warranty deed from Anthony Creasy, a Single man and Matthew Meadows, a single man of record in Instrument No. 20160107-0001840 Register's Office for Davidson County, Tennessee, dated December, 31, 2015 and recorded on January 07, 2016.

**Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

Being also known as 1707 Boscobel Street, 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 15th day of February, 2022.

Affiant

My commission expires:

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 15th day of February, 2022.

John 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**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of February, 2022.

Notary Public

My Commission Expires:

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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 02/24/2022 ____ (date of document).

Affiant Signature

02/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of February, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025