Karen Johnson Davidson County
Batch# 817363 DEEDQC
03/08/2022 01:44:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220308-0026474

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 747297

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Melvin Yarber	Melvin Yarber	08301025400
918 Petway Avenue	918 Petway Avenue	
Nashville, TN 37206-3406	Nashville, TN 37206-3406	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MELVIN YARBER, divorced-not remarried, and SHIRLEY D. YARBER, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MELVIN YARBER, a married man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 918 PETWAY Avenue, Nashville, TN 37206-3406, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Division of the Real Estate of JNO. Hobson, Deceased, of record in Minute Book "L", page 363, circuit court for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot fronts 50 feet on the southerly side of Petway Avenue and runs back between parallel lines 150 feet to a line in the rear which measures 50 feet thereon.

Tax ID No.: 08301025400

BEING the same property conveyed to Melvin Yarber and Shirley D. Yarber from Robert H. Braswell, herein by Deed recorded in Book 9480, Page(s) 175-176, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 918 Petway Avenue, Nashville, TN 37206-3406.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of February, 2022.

Melvin Yarber
MELVIN YARBER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MELVIN YARBER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 18th day of February, 2022.

Notary Public
My Commission expires: 10/22/2024

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/22/2024
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16 day of February, 2022.

SHIRLEY D. YARBER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SHIRLEY D. YARBER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 16th day of February, 2022.

Notary Public
My Commission expires: 10/22/2024

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/22/2024
ROBERTSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Melvin Yarber

Subscribed and sworn to before me this _____ day of _____, 20___.

"See attached"

Notary Public
My Commission expires:

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

JURAT

State of Tennessee

County of Davidson } ss.



Subscribed and sworn to (or affirmed) before me this 18th day of February, 2022, by
Date *Month* *Year*

Melvin Varner
Name of Signer No. 1

Name of Signer No. 2 (if any)

Signature of Notary Public

Andrea Blakemore

Place Notary Seal/Stamp Above

Any Other Required Information (Residence, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed (Valuation Affidavit)

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Tennessee Certification of Electronic Document

I, Nicole Ball, 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 02/18/2022 (date of document).

Affiant Signature

02/25/2022

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 25th day of February, 2022.

Commonwealth of Pennsylvania - Notary Seal
Kaila R. Preston, Notary Public
Allegheny County
My commission expires May 17, 2025
Commission number 1398349
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2025

NOTARY'S SEAL