This instrument prepared by:
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Karen Johnson Davidson County
Batch# 832371 DEEDQC
03/31/2022 12:50:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220331-0037564

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER OF WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
CAROLYN T. HESTER **904 HADLEY AVENUE** **OLD HICKORY, TN 37138**	**CAROLYN T. HESTER** **904 HADLEY AVENUE** **OLD HICKORY, TN 37138**

MAP AND PARCEL
044-15-0-435.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **JAMES R. YATES,** hereinafter referred to as the "GRANTOR" and **CAROLYN T. HESTER,** hereinafter referred to as the "GRANTEE":

FOR AND IN CONSIDERATION of the sum of Twelve and No/100 ($12.00) Dollars cash in hand paid and pursuant to the Final Decree of Divorce entered in the case of Carolyn Hester Yates v. James Robert Yates in the Circuit Court for Davidson County, Tennessee, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTOR has this day Quitclaimed unto GRANTEE, her heirs and assigns, all his right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

LAND in the Fourth Civil District of Davidson County, Tennessee, described as follows, to wit:

Being part of Lot No. 6, Section D, Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 65, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the northeast corner of Lot No. 6, Section "D", and running thence the following courses and distances: (1) South 0 deg. 15' West 85.9 feet to an iron pin; thence (2) North 89 deg. 15' West 110.0 feet to an iron pin; thence (3) North 0 deg. 47' East 86.0 feet to an iron pin; thence (4) South 89 deg. 15' East 110.0 feet to an iron pin and the point of beginning, containing 0.22 acres, more or less.

Also, included in this lot and being part of Lot No. 6, Section "D", Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 65, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the northwest corner of Lot No. 6, Section "D" and running thence the following courses and distances: (1) South 89 deg. 15' East 46.4 feet to an iron pin; thence (2) South 0 deg. 47' West 86.0 feet to an iron pin; thence (3) North 89 deg. 15' West 46.3 feet to an iron pin; thence (4) North 0 deg. 48' East 86.0 feet to an iron pin and the point of beginning, containing 0.09 acres, more or less.

BEING THE SAME PROPERTY conveyed to James R. Yates and wife, Carolyn Yates from Michael W. Erdelyan and wife, Belinda Erdelyan by Warranty Deed dated August 12, 2004; and of record by Instrument 20040816-0098657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 1972, Page 330, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 904 Hadley Avenue, Old Hickory, Tennessee, 37138.

This conveyance is subject to any restrictive covenants and to such other limitations, restrictions, encumbrances, and easements as may affect the premises.

IN WITNESS WHEREOF, the undersigned has hereunto set his hands on this the 14 day of January, 2022.

JAMES R. YATES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. YATES** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 14th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 10/26/22

LANCE A. WRAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value of this transfer, whichever is greater is $-0-.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 14th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 12/24/22

LANCE A. WRAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY