THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS:
Travis Yetton and Dana R. Yetton
737 Arbor Trace Circle
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 859005 DEEDQC
05/19/2022 10:29:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220519-0057989

MAP: 060000A
PARCEL: 017.00CO

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd, Ste 300A
Nashville, TN

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common, I, Travis Yetton, unmarried man, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

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

Land in Davidson County, Tennessee, being Unit No. 17, of Magnolia East, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Magnolia East of record in Instrument Number 20160726-0076751, as amended in Instrument No. 20161013-0108361, 20200908-0102173 & 20211101-0146117, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Travis Yetton by Quitclaim Deed from Ashtin Paige Yetton, unmarried woman of record in Instrument No. 20220519-0057987 **and Travis Yetton and, Ashtin Paige Yetton, husband and wife by Warranty Deed dated 10/07/2019 from Cam Properties, LLC, a Tennessee limited liability company of record in Instrument Number 20191009-0103628, Register's Office for Davidson County, Tennessee.**

This is (X) improved ( ) unimproved property known as: 737 Arbor Trace Circle, Nashville, TN 3720.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Travis Yetton, unmarried man and Dana R. Yetton, married man as Tenants in Common with Right of Survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 12th day of May, 2022.

Travis Yetton

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Travis Yetton, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 12th day of May, 2022.

Notary Public

My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 12th day of May, 2022.

Notary Public

My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

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

Affiant

Sworn and subscribed before me, this the 12th day of May, 2022.

Notary Public

My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023