Karen Johnson Davidson County
Batch# 873810 DEEDQC
06/17/2022 02:38:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220617-0069821

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Rodger Scott Yamada, Trustee Rodger Scott Yamada Living Trust 812 Usher Drive Madison TN 37115	Same	052 – 04 – 0C – 019.00 - CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, Rodger Yamada and wife, Rebecca L. Yamada, ("Grantors") this day have bargained and sold, and hereby quitclaims, conveys and transfers unto Roger Scott Yamada, Trustee, of the Rodger Scott Yamada Living Trust ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING LOT NO. 19, ON THE PLAN OF RAVENWOOD, AS SHOWN ON THE PLAT RECORD AS INSTRUMENT NO. 20001211-0121554 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RODGER YAMADA, BY WARRANT\' DEED FROM CYNTHIA BAIN AND JACOB K. BUCKMASTER, WIFE AND HUSBAND, OF RECORD IN INSTRUMENT NUMBER 20160407-0033554, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DA TED MARCH 2, 2016.

BEING THE SAME PROPERTY CONVEYED TO RODGER YAMADA AND WIFE, REBECCA L. YAMADA FROM RODGER YAMADA BY QUITCLAIM DEED DATED OCTOBER 12, 2017 AND FILED AS INSTRUMENT NO. 20171018-0106608 IN THE DAVIDSON COUNTY, TENNESSEE REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is improved property known as ***812 Usher Drive Madison TN 37115***

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 1st day of June, 2022.

Rodger Yamada, Grantor

Rebecca L. Yamada, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Rodger Yamada and Rebecca L. Yamada, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2022.

Notary Public

My Commission Expires: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Rodger Scott Yamada, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 1st day of June, 2022.

Notary Public

My Commission Expires: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON