This Instrument prepared by:

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Karen Johnson Davidson County
Batch# 942334 DEEDQC
11/17/2022 01:41:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221117-0122450

Name and Address of New Owner:	Name and Address of Person Responsible for Property Taxes	Tax Map Parcel No.:
Randy L. Yach and Beverly A. Yach Living Trust 14847 S 20th PL Phoenix, AZ 85048	Randy L. Yach and Beverly A. Yach Living Trust 14847 S 20th PL Phoenix, AZ 85048	Map 172, Group 120B, Parcel 170.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF the transferring the below-described property out of the Grantor's personal names into their revocable living trust, and for no other consideration and with no cash being exchanged, the receipt and legal sufficiency of all of which is hereby acknowledged, **Randy L. Yach and wife, Beverly A. Yach, by and through her Attorney in Fact, Randy L. Yach**, hereinafter referred to as "Grantor", have this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto the **Randy L. Yach and Beverly A. Yach Living Trust, by and through its Trustees, Randy L. Yach and Beverly A. Yach**, hereinafter referred to as "Grantee", whose mailing address is 14847 S 20th PL, Phoenix, AZ 85048, its heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 490 on the Plan of Section Seven, Bradford Hills, of record in Plat Book 7900, Page 337-338, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

More commonly known as: 2752 Call Hill Road, Nashville, TN 37211
Tax Parcel No.: 172-120B 170.00

Being the same property conveyed to Grantor by deed from Fannie Mae a/k/a Federal National Mortgage Association, dated September 22, 2014 and of record as Transaction T20140073128 and File Number 20140930-0089724 in the Davidson County Register of Deeds Office.

The legal description set forth above is the same as that contained in the prior deed of record. The property description herein was furnished by Grantor and is not the responsibility of the attorney preparing this deed. Moreover, the undersigned is the draftsman only of this document and is not the person responsible for closing this transaction. The parties agree that the draftsman will not be construed as a person required to report this transaction under IRC Sec. 6045(e) or other applicable law.

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.

BEVERLY A. YACH herein, hereby signs this deed by and through her Attorney-in-Fact, Randy L. Yach, by that Power of Attorney recorded in 20221117-0122449 in the Davidson County Register of Deeds Office.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of September, 2022.

GRANTOR

Randy L Yach

RANDY L. YACH

Randy L. Yach

BEVERLY A. YACH
BY: Randy L. Yach, Attorney In Fact

STATE OF ARIZONA

COUNTY OF MARICOPA

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Randy L. Yach, individually and as Attorney in Fact for Beverly A. Yach, with whom I am personally acquainted (or who have proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and have executed the foregoing instrument for the purpose therein contained, by signing their name(s), on this 26 day of September, 2022.

KISKA M. GIFFORD
Notary Public, State of Arizona
Maricopa County
Commission # 625882
My Commission Expires
March 16, 2026

Kiska M. Gifford
Notary Public
My Commission expires: March 16, 2026

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Randy L Yach
RANDY L. YACH

STATE OF Arizona

COUNTY OF Maricopa

Subscribed and sworn to before me by Randy L. Yach, on this 26 day of September, 2022.

Kiska M. Gifford
Notary Public
My Commission expires: 3/16/2026

KISKA M. GIFFORD
Notary Public, State of Arizona
Maricopa County
Commission # 625882
My Commission Expires
March 16, 2026