Karen Johnson Davidson County
Batch# 946344 DEEDQC
12/01/2022 08:26:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221201-0125635

THIS INSTRUMENT PREPARED BY & RETURN TO: **MARTIN HELLER POTEMPA & SHEPPARD, PLLC** 1935 21st Avenue South, Ste 100 Nashville, Tennessee 37212 (615) 800-7096 ***This Deed was prepared based on information provided by the parties and no independent title examination was prepared.***	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration for this transfer is: $0.00 Jermaine Yeargin **JERMAINE YEARGIN** Subscribed and sworn to before me this 16 day of October 2022. Donnie Sullivan **NOTARY PUBLIC** My Commission Expires: 1-6-2025 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
James Yeargin, Jr. 202 Hickory Forge Drive Nashville, TN 37013	New Owner	163 11 0A 003.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **JERMAINE YEARGIN**, ("Grantor") do hereby quitclaim, transfer and convey unto **JAMES YEARGIN, JR.**, his successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee.

This is improved property known as 202 HICKORY FORGE DRIVE, NASHVILLE, TENNESSEE 37013 and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 on the plan of 3rd Revision Section Two Bell Forge Village, of record in Book 6900, page 250, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof.

Being the same property conveyed to Jimmy Yeargin (aka James Yeargin, Sr.) from James Raymond Yates, unmarried and Herbert B. McCollum and wife, Helen Sue McCollum by warranty deed of record in book 11218, Page 427, Register's office of Davidson County, Tennessee.

Being the same property inherited by Jermaine Yeargin and James Yeargin Jr upon the passing of James Yeargin Sr. as evidenced in the affidavits of heirship recorded as instrument numbers 20221201-0125633 and 20221201-0125634, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and budling setback lines of record.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 10 day of October 2022.

Jermaine Yeargin
JERMAINE YEARGIN

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **JERMAINE YEARGIN**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 10 day of Oct. 2022.

Bonnie Sullivan
NOTARY PUBLIC

BONNIE SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

My Commission Expires: 1/6/2025