Karen Johnson Davidson County
Batch# 959581 DEEDQC
01/10/2023 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230110-0002087

QUITCLAIM DEED

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 14, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Janaury, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Vickie Young and Jason Young	Same as Owner	135 00 0 184.00
(NAME) 3031 Ned Shelton Road	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vickie Lynn Young, an unmarried woman** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Vickie Lynn Young, an unmarried woman, and Jason Michael Young, an unmarried man, as joint tenants with rights of surviorship** (the "**Grantees**"), their successors and assigns, all of her interest in that certain parcel of land in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, in the vicinity of Smiths Springs Road and described according to a copy of a survey made for Joe E. Stark on April 30, 1959, by Geo. W. Watkins, Surveyor, and being designated as Tract I thereon, described as follows: BEGINNING at an iron pin in the west margin of Steele Road or Ned Shelton Road at the northeast corner of the property conveyed to Robert A. Taylor, by deed of record in Book 2197, page 264, Register's Office for said county, said iron pin being located on the south side of an old road bed; thence with the west line of Steele Road or Ned Shelton Road, north 5 degrees 15' east 220 feet to a corner of Tract No. 2; thence with the line between Tracts 1 and 2, north 89 degrees 15' west 418.3 feet to an iron pin in the east line of a Tract of 10.29 acres; thence with the line of the same, south 3 degrees west 180 feet to an iron pin at the northwest corner of the property conveyed to Mrs. Nora Carter, by deed of record in Book 2397, page 272, said Register's Office; thence along her north line, along the north line of the Edmondson property and along the line of the Robert A. Taylor Tract, approximately along the south margin of an old road bed, as follows: south 71 degrees 45' east 108 feet to an iron pipe; south 74 degrees 30' east 111 feet to an iron pipe; south 80 degrees 30' east 91.7 feet to an iron pin and north 71 degrees 50' east 100 feet to the point of beginning, containing 2.08 acres, more or less. Being the same property

conveyed to E. C. Fuston and wife, Louise Fuston, by deed from Joseph E. Stark and wife, Frances C. Stark, of record in Book 3317, page 117, said Register's Office.

Being the same property conveyed to Paul Wynn Young and wife, Vickie Lynn Young, husband and wife, by deed of record in Book 5484, Page 765, Register's Office of Davidson County, Tennessee. The said Paul Wynn Young died on November 21, 2021 while married to Vickie Lynn Young, leaving Vickie Lynn Young as surviving tenant by the entirety and sole owner.

This is improved property located at 3031 Ned Shelton Road, Nashville, Tennessee 37214.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of title to the property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 10th day of January 2023.

GRANTOR:

Vickie Lynn Young

Vickie Lynn Young

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Vickie Lynn Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of January 2023.

Sarah Ames

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

TRUE COPY CERTIFICATION

I, Sarah Ames, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 10, 2023.

Signature
Date: January 10, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 10th day of January, 2023 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025