Karen Johnson Davidson County
Batch# 984813 DEEDQC
03/27/2023 02:08:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230327-0022131

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QUITCLAIM DEED

Property Owner: YYS PROPERTIES LLC

Parcel Identification Number: 044010C00100CO

Prepared By: Scott Iverson
899 Robert Smith Road, McMinnville, Tennessee 37110

After Recording, Return Deed to: Scott Iverson
899 Robert Smith Road, McMinnville, Tennessee 37110

Mail All Real Estate Tax Statements To: Scott Iverson
899 Robert Smith Road, McMinnville, Tennessee 37110

State of Tennessee

Davidson County

KNOWN ALL MEN BY THESE PRESENTS, that for and in condition of the sum of one Dollars ($1.00) and other good or valuable consideration, if any, in hand paid to the "Grantors(s)" known as:

YYS PROPERTIES, LLC with Scott Iverson acting as the Managing Member with a mailing address of 899 Robert Smith Road, McMinnville, Tennessee 37110.
The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to Yanhui Yu and Scott Iverson, a married couple, residing at 899 Robert Smith Road, McMinnville, Tennessee 37110, as joint tenants (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situation in Davidson County, Tennessee, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 327 Keeton Avenue, a Horizontal Property Regime with Private Elements, together with all Private Elements

and Limited Common Elements of said Unit, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 327 Keeton Avenue, a Horizontal Property Regime, of record in Instrument Number/Book and Page 20180620-0059421 amended at 20181023-0104951, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to add Declaration; together with a percentage interest in the Common elements as set forth in said Declaration.

Being the same property as conveyed to YYS PROPERTIES LLC, a business entity by Warranty Deed from Sarah Elizabeth Calk, an unmarried woman dated on 08/20/2021 recorded 08/20/2021, in Document Number 20210820-0113087, Register's Office for Davidson County, Tennessee.

The instrument constituting the source of Grantor's(s') legal and equitable interests in the foregoing described property was as follows: Document Number 20210820-0113087, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of March 27, 2023.

Grantor's Signature: YYS Properties, LLC by Scott Iverson owner member Date: March 27, 2023
Print Name: YYS PROPERTIES LLC (Scott Iverson, Owner and Member)
Address: 899 Robert Smith Road, McMinnville, Tennessee 37110

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Warren

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott E. Iverson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 27th day of March, 2023

AARON JONES STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY My Commission Expires 02/07/2027

(SEAL)
Notary Public

My Commission Expires: 02/07/2027

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant's Signature: YJL Properties, LLC by [signature] owner member

State of Tennessee

County of Warren

Subscribed and sworn before me this 27th day of March, 2023

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
[signature], Affiant
Subscribed and sworn before me this the
27 Day of March, 2023.
Brad Wilson, Deputy Register