QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1016709 DEEDQC
06/20/2023 01:01:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230620-0046717

BRENDA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is inheritance.
Subscribed and sworn to before me on this 19th day of June, 2023.

Brenda Clark
Notary Public
My Commission Expires: 05-09-2026

NEW OWNER:
David B. Young
1520 Simpson Court
Nashville, TN 37211

SEND TAX BILLS TO:
David B. Young
1520 Simpson Court
Nashville, TN 37211

MAP-PARCEL NUMBERS
~~20180928-0096446~~
187 05 0A 027.00

Decedent, Hortense Hamilton Young, ("Decedent") died on August 2, 2022, in Davidson County, Tennessee, leaving a Last Will and Testament executed on June 10, 2020. A copy of the Death Certificate is attached hereto as Exhibit A. The Will was admitted to probate in Davidson County, Tennessee in the matter of *David B. Young, Executor of the Estate of Hortense Hamilton Young, Davidson County Probate Court No. 22P1614*. There is no TennCare lien owed to the State, and a copy of the TennCare Release is herein attached as Exhibit B. The Executor, by signing this Deed, releases any rights the estate may have to recover this property in the event of the subsequent insolvency of the estate.

In accordance with the provisions of the Last Will and Testament of Hortense Hamilton Young, David B. Young, Executor of the Estate of Hortense Hamilton Young, hereinafter referred to as the "Grantor", does hereby transfer and convey unto David B. Young, hereinafter referred to as the "Grantee", her heirs and assigns, her interest as Joint Tenants with Rights of Survivorship in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Burkitt Springs, Phase 48, of record in Instrument Number 20160802-0079556, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to David B. Young and Hortense Young, unmarried, as Joint Tenants with Rights of Survivorship, by deed from Monica Vandenberg, unmarried dated September 27, 2018, filed for record on September 28, 2018, in Instrument Number 20180928-0096446, by Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivisions/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matter of public record.

This is improved property, known as 1151 Frewin Street, Nolensville, TN 37135.

Witness my hand this 19th day of June, 2023.

BRENDA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

David B. Young, Executor of Estate of Hortense Hamilton Young

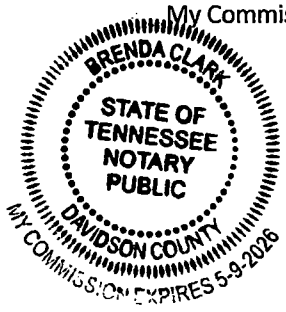
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David B. Young, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the instrument for the purposes therein contained.

Subscribed and sworn to before me on this 19th day of June, 2023

Brenda Clark
NOTARY PUBLIC

My Commission Expires: 05-09-2026



This instrument was prepared by:
Brenda Rhoton Clark
1224 Second Avenue South, Ste. 102
Nashville, TN 37210
615.649.6841

Return to:
David B. Young
1520 Simpson Court
Nashville, TN 37211