Karen Johnson Davidson County
Batch# 1034587 DEEDQC
08/04/2023 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230804-0060386

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day August 4, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09/21/2026

New Owner Address:
Yeager Family Trust
125 Morton Mill Circle
Nashville, TN 37221

Send Tax Bills To:
Same

Map-Parcel Number:
141-12-0D-125.00 CO

QUITCLAIM DEED

John R. Yeager and Arleen Yeager, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **John Richard Yeager and Arleen Roberta Yeager, Co-Trustees of the Yeager Family Trust, dated August 4, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 4, 2023**.

John R. Yeager

Arleen Yeager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **John R. Yeager and Arleen Yeager**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such person'ss' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 4, 2023.

Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 125 (and driveway serving said Lot) on the Plan of the Third Revision of Morton Mill Estates, a Planned Unit Development, of record in Book 7900, Page 561, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to John R. Yeager and Arleen Yeager, husband and wife, from Philip L. Suiter and wife, Alice F. Suiter, by deed of record in Instrument No. 20170703 - 0066518, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises including but not limited to the following:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 652, Plat Book 6900, Page 765, Plat Book 7900, Page 561, and Boundary Plat recorded in Plat Book 6900, Page 406.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7546, Page 145, Book 7936, Page 704 and Book 8079, Page 804.

Terms and provisions of by-Laws recorded in Book 7936, Page 709.

Charter of Morton Mill Estates Homeowners Association recorded in Book 7414, Page 335.

Conveyance of common area recorded in Book 7548, Page 963.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 125 Morton Mill Circle, Nashville, TN 37221.

S. Elizabeth Greene **CERTIFICATE OF AUTHENTICITY**

I, ~~Robert J. Hazard, Esq.~~, do hereby make oath that I am a licensed attorney and 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 August 4, 2023.

Affiant Signature

August 4th, 2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 4, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY