Karen Johnson Davidson County
Batch# 1072180 DEEDQC
11/15/2023 12:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231115-0089081

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **LaVonne Yockman** ("Grantor"), unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **LaVonne Vanderpool,** (Grantee), a married woman all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Map of Seven Oak Subdivision, Section IV, of record in Book 2133, Page 105, Register's Office for said County, described as follows:

Beginning at a point on the southeasterly margin of Dempsey Place, common corner of Lots Nos. 69 and 70; thence with the line between said two lots, in a southeasterly direction 123.2 feet to th common corner of Lots Nos. 69, 70. and 71; thence with the line between lots Nos. 70 and 71, in a southwesterly direction, 131 feet to a point in th northerly margin of School Lane; thence with the margin of said Lane, in a westerly direction 115.9 feet to th beginning of a curve; thence around said curve in a northwesterly direction, 38.37 feet to a point in th southeasterly margin of Dempsey Place; thence with said Dempsey Place, in a northeasterly direction, 190.886 feet to the point of beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Waranty Deed of record at Instrument No. 20010523-0053394 in said Register's Office.

LaVonne Yockman, having since been married, is one and the same and now known as LaVonne Vanderpool.

IN TESTIMONY WHEREOF I have executed this instrument the 14th day of **November, 2023.**

LaVonne Vanderpool

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **LaVonne Vanderpool,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of **November, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 14 day of **November, 2023.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/7/2026

PROPERTY ADDRESS: **1264 School Lane**
Nashville, TN 37217

TAX PARCEL NO.: 120 10 0 045.00

PROPERTY OWNER: **LaVonne Vanderpool**
OWNER'S ADDRESS: **1264 School Lane**
Nashville, TN 37217

MAIL TAX BILLS TO: **LaVonne Vanderpool**
1264 School Lane
Nashville, TN 37217

Certificate of Authenticity

I, Holly A. Mason, 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 November 14, 2023.

Affiant Signature

11/14/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of November, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026