This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CCW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1088309 DEEDQC
01/04/2024 10:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240104-0000831

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Michael D. and Carol J. Yinger 6537 Cornwall Drive Nashville, TN 37205	same	115 10 0 021.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Carol J. Yinger (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Michael D. Yinger and Carol J. Yinger, as joint tenants with rights of survivorship (the "Grantees"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of West Meade Estates, Section II, of record in Book 2900, page 118, as amended in Book 3844, page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Carol J. Yinger, by deed from Michael D. Yinger, of record in Instrument No. 20000417-0038371, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.
>
> This is improved property known as 6537 Cornwall Drive, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest title to the Property to Michael D. Yinger and Carol J. Yinger, as joint tenants with rights of survivorship.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 3RD day of January, 2024.

Carol J. Yinger

Carol J. Yinger, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Carol J. Yinger, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3 day of January, 2024.

Yen Pasquay English

Notary Public

My Commission Expires: 5/31/24

YEN PASQUAY ENGLISH
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 31, 2026
COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00)

Affiant

Subscribed and sworn to before me this 3 day of January, 2024.

Yen Pasquay English

Notary Public

My Commission Expires: 5/31/26

YEN PASQUAY ENGLISH
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 31, 2026
COUNTY OF WILSON

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Certificate of Authenticity

I, Terrie A. Carlton, 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 3, 2024.

Terrie A. Carlton

Terrie A. Carlton

Date: January 4, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of January, 2024.

Celeste Quigley

Notary's Signature

My Commission Expires: July 9, 2024

Date

Notary's Seal (if on paper)

CELESTE QUIGLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Celeste Quigley
My Commission Expires
July 9, 2024
STATE OF TENNESSEE

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