Karen Johnson Davidson County
Batch # 1100972 DEEDQC
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Fees: $12.00 Taxes: $0.00
20240214-0010192

This Document Prepared By:
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From information furnished by the parties.
No title exam requested or performed.
This transfer is by quitclaim without warranties of title.

Address New Owners and After Recording,
Send Tax Bills To:

Eric Yevin and Shelby Wise, as Trustees
637 Laurel Lane
Murfreesboro, TN 37127

Map Parcel No.
050 07 0C 224.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, ERIC YEVIN and SHELBY WISE, the GRANTORS, has bargained, sold, and does hereby quitclaim, transfer and convey to ERIC BERNARD YEVIN and SHELBY KATHERINE WISE, as Trustees of THE YEVIN FAMILY TRUST, U/A dated February 9, 2024, and any amendments thereto, the GRANTEE,

Whose mailing address is 637 Laurel Lane, Murfreesboro, Tennessee 37127;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 224, on the plan of SKYBRIDGE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210914-0123153, amended and restated in Instrument 20211222-0168892, amended in Instrument 20220404-0038936, Instrument 20220419-0045110 and Instrument 20220509-0052784, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Eric Yevin and Shelby Wise, husband and wife, from Meritage Homes of Tennessee, Inc., an Arizona corporation, by Special Warranty Deed of record in Instrument 20221130-0125609, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4522 Skywood Lane, Nashville, Tennessee 37207;

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

This transfer is exempt under T.C.A. 67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE IS MADE SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustees have the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 9th day of February, 2024.

ERIC YEVIN

SHELBY WISE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, ERIC YEVIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 9th day of February, 2024.

NOTARY PUBLIC

My commission expires: August 15, 2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, SHELBY WISE, 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, at office,

This 9th day of February, 2024.

NOTARY PUBLIC

My commission expires: August 15, 2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD