This Instrument Prepared by and Return to:

Patrick, Beard, Schulman & Jacoway, P.C.
537 Market Street, Suite 300
Chattanooga, TN 37402

GRANTEES: Michael Alexander Yee and Lynea Rae Yee

ADDRESS: 6 Close Family Road
Signal Mountain, TN 37377

SEND TAX NOTICE TO: Michael Alexander Yee and Lynea Rae Yee
6 Close Family Road
Signal Mountain, TN 37377

Karen Johnson
Batch # 1162601
07/25/2024 11:55:13 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240725-0056350

MAP GROUP PARCEL NUMBER: 081-12-0S-011.00CO

QUITCLAIM DEED

Preparer makes no representations as to the status of title or the accuracy of the legal description.

This instrument is made and entered into by and between **Lynea Rae Yee f/k/a Lynea Serleth,** (the "Grantor"), and **Michael Alexander Yee**, who is Grantor's husband, (the "Grantee").

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby transfer, release, convey and quitclaim unto Grantee, and Grantee's successors and assigns, such of Grantor's right, title and interest in and to the following described real estate as will create a tenancy by the entirety in and to said property:

BEING a certain unit with private elements situated in Davidson County, Tennessee, and further known as Unit No. 11 of Buena Vista Place, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for Buena Vista Place, a horizontal property regime with private elements, of record in Instrument No. 20140328-0025728, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan of Buena Vista Place, a horizontal property regime with private elements, shown as Exhibit "B" to the aforementioned Declaration, for a more complete identification and placement of said Unit.

Being a portion of the property conveyed to Robert Pullen by Warranty Deed dated December 28, 2012, recorded January 2, 2013, of record in Instrument No. 20130102-0000045, in the Register's Office for Davidson County, Tennessee; further being the same property conveyed to RWA/BVP Associates, LLC, a

Tennessee limited liability company by Quitclaim Deed from Robert Pullen, dated March 26, 2014, recorded March 26, 2014, of record in Instrument No. 20140326-0024821, Register's Office for Davidson County, Tennessee.

This is Improved property located at: 902-D Cheatham Place, Nashville, TN 37208

This conveyance is made subject to (I) Property taxes for the year 2015 collected at closing, and prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions, and (6) other matters of public record.

For prior title see Warranty Deed dated November 4, 2015 recorded on November 9, 2015 and of record in Instrument No. 20151109-0113591 in the Register's Office of Davidson County, Tennessee.

No boundary survey was made at the time of this conveyance. See prior title for legal description.

This quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the above-described property in Grantor and Grantee, so that the entire property, upon the death of either, will pass to the other.

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 24th day of June, 2024.

GRANTOR:

Lynea Rae Yee f/k/a Lynea Serleth

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Personally appeared before me, a notary public of said county, Lynea Rae Yee f/k/a Lynea Serleth, the within named bargainor/Grantor 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 the 24th day of June, , 2024.

Notary Public

My Commission Expires: 9-12-2027

SHERYL M. FOWLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

VALUATION OATH

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration for this transfer, is $-0-.

Affiant\Agent

Sworn to and subscribed before me
this 24th day of June, 2024.

Notary Public

My commission expires: 9-12-2027

SHERYL M. FOWLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON