Karen Johnson Davidson County
Batch# 1173279 DEEDQC
08/22/2024 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240822-0064664

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Daniel D. Youmans, Trustee, Affiant Subscribed and sworn to before me, this 15th day of August, 2024. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Daniel D. Youmans and Janet M. Youmans, Trustees 205 Hidden Court Old Hickory, Tennessee 37138	SAME	064 03 0A 026.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel D. Youmans and wife, Janet M. Youmans**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Daniel D. Youmans and Janet M. Youmans, Trustees of the Daniel & Janet Youmans Living Trust, established by the Revocable Trust Agreement of Daniel D. Youmans and Janet M. Youmans dated August 15, 2024,** as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 15th day of August, 2024.

Daniel D. Youmans

Janet M. Youmans

Janet M. Youmans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel D. Youmans and Janet M. Youmans, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2024.

My Commission Expires: _____

Notary Public

CHARLES NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-25

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Phase Two-A Brandywine Pointe, a Planned Unit Development, as of record in Book 7900, page 350 and 351, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel D. Youmans and wife, Janet M. Youmans, by deed from Frank White and wife, Laverne Presley White of record in Instrument No. 20040625-0075958, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Matters shown on the Plan of record in Book 7900, pages 350 and 351, in said Register's Office, and Declaration of Covenants, Conditions, Liens, Easements and Restrictions, contained in instruments of record in Book 8544, page 818, as amended in Book 8671, page 484, and Nook 9010, page 627, in said Register's Office.

This is improved property known as 205 Hidden Court, Old Hickory, Tennessee 37138.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 8/15/24.

8/22/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of August, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

