Karen Johnson Davidson County
Batch # 1191049 DEEDQC
10/08/2024 11:59:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241008-0078086

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN

# QUITCLAIM DEED

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Jacob Paul Young, etal | Same as owners | 083-12-97.00 |
| 2438 Eastland Avenue | | |
| Nashville, TN 37206 | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Jacob Paul Young, a single person and Jeffrey William Young, a single person,** the grantors herein, do hereby Quitclaim and convey unto the **Jacob Paul Young, a single person, Lauren Sue Daniel, a single person and Jeffrey William Young, a single person, as tenants in common,** the Grantees herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 212 on the Plan of Eastland Acres, Section Four, of record in Book 2331, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Harry Garrett, Sr. and wife, Lois B. Garrett, by virtue of that certain Warranty deed dated June 15, 1995 and being of record in Book 9704, page 913, Register's Office of Davidson County, Tennessee. The said Harry Garrett, Sr. died 06/20/2009, Louis B. Garrett, a/k/a Lou Gennie Betts Garrett, as surviving tenant by the entirety, and further:

Being the same property conveyed to Joseph Spicer and Juanita M. Spicer, husband and wife by Warranty Deed from Lou Gennie Betts Garrett dated 4/24/23 and filed for record on 4/26/23 of record in Inst. No. 202304260030653, said Register's Office for said County.

And further being the same property conveyed to Jacob Paul Young, a single person and Jeffrey William Young, a single person, by Warranty Deed from Joseph Spicer and wife, Juanita M. Spicer, dated 08/16/2024 and filed for record _____, of record in Instrument # 20240820-0063657, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 2438 Eastland Avenue, Nashville, Tennessee 37206

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 7th day of October, 2024.

Affiant

My commission expires: 2/29/28

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires _____

WITNESS, our hands on the day and date acknowledged below.

Jacob Paul Young

Jeffrey William Young

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said county and state, the within named **Jacob Paul Young**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of August, 2024.

My Commission Expires: 2/5/28

Notary Public

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, a Notary Public of said county and state, the within named **Jeffrey William Young**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2024.

MELISSA M PEPPER
Notary Public, Notary Seal
State of Missouri
Jefferson County
Commission # 94491329
My Commission Expires 12-20-25

My Commission Expires: 12/20/2025

Notary Public