Karen Johnson Davidson County
Batch# 1195778 DEEDQC
10/18/2024 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241018-0081265

**THIS INSTRUMENT WAS PREPARED BY:**
**McCANN & HUBBARD**
**1804 Williamson Court, St. 201**
**Brentwood, Tennessee 37027**

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. Tammy J. Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2024.

Notary Public

My Commission Expires:

RUSSELL J. McCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 08/14/25 COUNTY OF WILLIAMSON

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP AND PARCEL: |
|---|---|---|
| **The Tammy Yates Residence Trust** | NEW OWNER | 122-01-OA-413.00 |
| 204 Buck Run | | |
| Nashville, TN 37214 | | |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Tammy J. Yates**, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustee of the **Tammy J. Yates Revocable Trust**, under agreement dated October 18, 2024, her successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Being all of Unit No. 2 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument Number 20001011-0101044, Register's Office for Davidson County, Tennessee, (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said Register's Office (the "Second Supplement") to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the Declaration as supplemented are incorporated herein by reference and the property is conveyed subject thereto.

Being all the same property conveyed to Tammy J. Yates, by Warranty Deed from Ole South Properties, Inc., of record by Instrument Number, 20050608-0065566, Register's Office for Davidson County, Tennessee.

This instrument and the interests hereby conveyed are subject to such limitations, restrictions and encumbrances as may affect the premises whether of record or not.

By her signature hereto the Grantor avers that the property conveyed by this instrument has never been the marital residence of the Grantor.

*Signature on following page.*

Tammy J. Yates

Tammy J. Yates Date

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tammy J. Yates, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of October, 2024.

My Commission Expires: RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

Notary Public

Certificate of Authenticity

I, Russell T. McCann, 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

10/18/24.

Date

Affiant Signature

10/18/24

Date

**State of Tennessee**

**County of Williamson**

Sworn to and subscribed before me this 18 day of October, 2024.

Notary's Signature

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)