Karen Johnson Davidson County
Batch# 1208461 DEEDQC
11/26/2024 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241126-0092232

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
103 POWELL COURT | BRENTWOOD, TN 37027
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Linda Yoder
AFFIANT

Subscribed and sworn to before me on this day November 25, 2024.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
ELIZABETH GREENE
WILLIAMSON COUNTY
My Commission Expires 03-21-2026

New Owner Address:
Yoder Family Trust
2719 Broyles Lane
Franklin, TN 37069

Send Tax Bills To:
Same

Map-Parcel Number:
117 03 0B 052.00

QUITCLAIM DEED

J. Wesley Yoder and Linda J. Yoder, as tenants by the entireties (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Yoder Family Trust**, dated November 25, 2024 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 25, 2024**.

J. Wesley Yoder

Linda J. Yoder

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. Wesley Yoder and Linda J. Yoder**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 25, 2024.

Notary Public

My Commission Expires: _____

ELIZABETH GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

EXHIBIT A

Land in Davidson County, Tennessee, being unit number D-5 on the plan of the Villager Condominium. as of record in Book 5200, page 154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Wesley Yoder and wife, Linda J. Yoder, as tenants by the entireties, from Linda J. Yoder by deed of record in Instrument No. 20180501-0041317, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2601 Hillsboro Pike, #D-5, Nashville, TN 37212.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 November 25, 2024.

Affiant Signature

11/25/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
November 25, 2024

Notary Public

My Commission Expires

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2025