This instrument was prepared by:

Kathryn Yeager, Esq.

1601 Sandlin Avenue

Huntsville, AL 35801

Karen Johnson Davidson County
Batch # 1208936 DEEDQC
11/27/2024 02:21:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20241127-0093010

STATE OF TENNESSEE, COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 _____, Affiant
Subscribed and sworn before me this the 27 Day of November, 2024 _ DAY OF
_____, Deputy Register

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

FOR A CONSIDERATION, the actual amount of which is $0.00 and the receipt and sufficiency of which is hereby acknowledged, Angie Y. Yeager and husband, Samuel C. Yeager with an address of 116 Church Street, Franklin, TN 37064 ("**Grantors**"), by these presents, quitclaim, grant and convey unto Chester and Kathryn Yeager, a married couple with an address of 1601 Sandlin Avenue, Huntsville, AL 35801 ("**Grantees**"), all their right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-1 as specified on the Plat Shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Village South Condominiums, or record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Unit, and shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Angie Y. Yeager by Deed from Erin Gaines, a single woman, of record in Instrument No. 20140414-0030937, in the Register's Office for Davidson County, Tennessee.

Samuel C. Yeager, husband of Angie Y. Yeager, is executing this instrument in order to convey any and all marital interest he may have in the subject property.

The Tax Parcel ID # of the subject property is 118-02-0-C-021.00CO. Tax bills/information should be sent to the address of the Grantees at 1601 Sandlin Avenue, Huntsville, AL 35801.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Angie Y. Yeager — Date: 9-4-24

Samuel C. Yeager — Date: 9-4-24

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, the undersigned, personally appeared Angie Y. Yeager & Samuel C. Yeager to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this September, 4 2024.

Notary Public

My commission expires: 11/24/2024

MELANIE MCBURNEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY