Karen Johnson Davidson County
Batch# 1212071 DEEDQC
12/03/2024 02:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241203-0093931

THIS INSTRUMENT PREPARED BY:
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners	Send Tax Bills To	Map-Parcel No.
Tammy Larone Burke and Annisa Miller 3068 Joe Dowlen Road Pleasant View, TN 37146	Same	014 00 0 023.00

Quitclaim Deed by Executor

Grantor: Tammy Larone Burke, Executor of the Estate of Robert Wayne Neely, deceased, Probate Court of Robertson County, Tennessee, Case No. CH22-CV-315
Grantee: William Bruce Yaney, life tenant; Tammy Larone Burke and Annisa Miller, remaindermen

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest as Executor of the decedent's estate in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being a certain tract of land, situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

It being the north half of the 20 acres of land in the 14th Civil District of Davidson County, Tennessee, about three miles northeast of Joelton, Tenn., fronting on the east side of the road that runs from the Nashville and Clarksville New Pike to the Springfield Hwy. It being that half of said 20 acres that has on it an old residence now occupied by Brenda J. Yaney and William Bruce Yaney, who are the children of Marion Yaney and wife, Danie Yaney, both deceased, and having on it an old cistern. The said north half of ten acres being the north half of the 20 acres deeded to J.D. Cook and wife, Sallie F. Cook Nov. _,1937 by deed from John F Waters and wife, Florence Waters of record in Book 1031, Page 652 of the Register's Office of Davidson County, Tenn.; this north half of said 20 acres having a frontage on the said road of about 282.5 feet and running back between parallel lines about 87-1/4 poles or 1439.6 feet, the south half of said 20 acre tract was owned by Richard Green and wife, Pearl A. Green (at the time of conveyance to William Marion Yaney and wife Danie Yaney).

Being the same property conveyed to William Marian Yaney and wife, Danie Yaney by Installment Deed from J.D. Cook and wife, Sallie F. Cook, of record in Book 1278, Page 123, Register's Office for Davidson County, Tennessee. The said William Marian Yaney died on December 11, 1982, leaving his Wife Danie Yaney as surviving tenant by the entirety.

Being the same property conveyed to Brenda J. Yaney and William Bruce Yaney by Executor Quitclaim Deed from Brenda J. Yaney, as Executrix of the Last Will and Testament of Danie L. Yaney, deceased, of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 10P-1498 by Deed dated September 15, 2011, recorded September 29, 2011, and filed for record in Instrument No. 20110929-0075641. The said Danie L. Yaney aka Danie Yaney died on July 24, 2010. The aforesaid William Marian Yaney and his Wife, Danie Yaney had three children born to them, namely: Brenda J Yaney, William Bruce Yaney, and Camilla Yvonne Neely fka Camilla Yvonne Yaney. Brenda J. Yaney noted herein died on December 12, 2018, having been unmarried and having no children, leaving her brother William Bruce Yaney and Camilla Yvonne Neely, Granters herein, as her surviving Heirs at Law. Camilla Yvonne Neely died on June 14, 2021, leaving her husband Robert Wayne Neely, as her surviving Heir at

Law, and Robert Wayne Neely died on March 16, 2022, naming Tammy Larone Burke as Personal Representative of his Estate, of record in the Probate Court of Robertson County, Tennessee, Case No. CH22-CV-315, and his Will leaving the remainder interest in said property to his daughters, Tammy Larone Burke and Annisa Miller. An Order Admitting Will to Probate and Establishing Title to Certain Real Estate entered by the Chancery (Probate) Court for Robertson County on December 13, 2022 and of record at Instrument No. 20221221-0131872, Register's Office for Davidson County, Tennessee, vested interest in the Estate of Robert Wayne Neely, subject to the life estate of William Bruce Yaney.

This is improved property known as: 7264 Harper Road, Joelton, TN 37080.

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

Tammy Larone Burke, Executor

Tammy Larone Burke, Executor
Grantor

State of Tennessee
County of Cheatham

On November 27th, 2024, before me personally appeared Tammy Larone Burke who acknowledged herself to be the Executor of the Estate of Robert Wayne Neely and that she as such Executor executed the foregoing instrument for the purpose therein contained, by signing her name as Executor.

Lorraine A. Ridgley

Notary Public
My commission expires: May 9th, 2026

LORRAINE A. RIDGLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

* *

State of Tennessee
County of Cheatham

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Tammy Larone Burke, Grantee

Tammy Larone Burke, Grantee

Sworn to and subscribed before me on November 27th, 2024.

Lorraine A. Ridgley

Notary Public
My commission expires: May 9th, 2026

LORRAINE A. RIDGLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on November 27, 2024.

Signature

12/3/2024

Date

State of Tennessee, County of Sumner

Sworn to and subscribed before me on December 3, 2024.

Notary's Signature

My Commission Expires: 11/19/25

SARAH MARLETT
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER