Karen Johnson Davidson County
Batch# 1227886 DEEDQC
01/17/2025 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250117-0003954

PREPARED BY:

Elaheh Z. Wiles, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 17, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER

New Owner Address:
Yeater Family Trust
3904 Nebraska Ave
Nashville, TN 37209

Send Tax Bills To:
Same

Map-Parcel Number
104 01 0 185.00

QUITCLAIM DEED

Christie Yeater and Jason Yeater, wife and husband, (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Yeater Family Trust**, dated January 17, 2025 ("Grantee"), a 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, **January 17, 2025**.

Jason Yeater

Christie Yeater

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jason Yeater and Christie Yeater**, 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, January 17, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 50 feet of Lots Nos. 55, 56 and 57 on the Map of part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

Said westerly 50 feet of Lot Nos. 55, 56 and 57, front 50 feet on the northerly side of Nebraska, formerly Grand Avenue, and run back between parallel lines with the easterly margin of an alley 150 feet to a dead line.

Being the same property conveyed to Christie Yeater and Jason Yeater, wife and husband, from Christie Yeater, f/k/a Christie Leigh Nesbitt by deed of record in Instrument No. 20150730-0075403, 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 3904 Nebraska Ave, Nashville, TN 37209.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, 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 January 17, 2025.

Elaheh Zigari Wiles
Affiant Signature

1/17/25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 17, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028