QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1240842 DEEDQC
02/26/2025 01:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014310

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
J. WES YODER II	**J. WES YODER II**	
(NAME) **1020 Mansfield Street**	(NAME) **1020 Mansfield Street**	**083-05-0-170.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **J. WESLEY YODER AND WIFE, LINDA H. YODER, AND J. WES YODER II, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **J. WES YODER II, A MARRIED MAN** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE MIDDLE ONE-THIRD OF LOT NO. 3 ON THE PLAN OF O'DONNELLS SUBDIVISION OF RECORD IN PLAT BOOK 2, PAGE 37, CHANCERY COURT OF NASHVILLE.

SAID PART OF SAID LOT FRONTS 48 1/3 FEET ON THE SOUTHERLY SIDE OF MANSFIELD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 188 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO J. WESLEY YODER AND WIFE, LINDA H. YODER AND J. WES YODER II, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM OAKWOOD PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20070619-0072975 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 12, 2007 AND RECORDED ON JUNE 19, 2007.

This is Improved Property commonly known as: 1020 Mansfield Street, Nashville, TN 37206.

***THE SUBJECT PROPERTY WAS NEVER USED AS THE PRINCIPAL RESIDENCE OF THE GRANTORS OR THEIR SPOUSES.**

***J. WES YODER II HAVING SINCE BEEN MARRIED.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 26 day of February, 2025.

J. WESLEY YODER

LINDA H. YODER

J. WES YODER II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of February, 2025, before me personally appeared, J. Wesley Yoder, Linda H. Yoder, and J. Wes Yoder II, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of February, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **February 26, 2025**.

Date

Affiant Signature

2/26/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025