Karen Johnson Davidson County
Batch # 1249082 DEEDQC
03/21/2025 11:52:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250321-0021270

THIS INSTRUMENT PREPARED BY:
Freeman & Bracey, PLC
P.O. Box 527
Goodlettsville, TN 37070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

AFFIANT

Subscribed and sworn to before me, this 20th day of March, 2025.

NOTARY PUBLIC

BRYCE POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission Expires: 11/08/2027

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Deborah Simms Matthew Yunker Constance Swinehart Kevin Yunker 2601 Brittany Court Nashville, TN 37206	Same	083 12 0 078.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **KEVIN YUNKER**, Executor for the **Estate of ALBERT L. YUNKER**, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the **Estate of ALBERT L. YUNKER**, was probated in the 7th Circuit Probate Court of Davidson County, Docket No. 23P-49 on JANUARY 6, 2023. **KEVIN YUNKER** was appointed Executor for the **Estate of ALBERT L. YUNKER**. (See attached Letters Testamentary). For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **KEVIN YUNKER**, Executor for the **Estate of ALBERT L. YUNKER**, has conveyed, remised, released and forever quitclaims to **DEBORAH SIMMS**, **MATTHEW YUNKER**, **CONSTANCE SWINEHART** and **KEVIN YUNKER**, as individuals and heirs of

the Estate, and all of their heirs and assigns, such of his right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create an estate in and to said parcel of land, which is described as follows:

Being Lot No. 165 on the Plan of Eastland Acres, Section III, as of record in Book 2331, Page 41, Register's Office for said County, as amended by instrument of record in Book 2707, Page 231, said Register's Office.

Said Lot No. 165 fronts 48.3 feet on the easterly side of the Brittany Court and runs back 347 feet on the northwesterly line and 152.8 feet on the southerly line to a deed line in the rear, measuring 351.2 feet thereon.

Being the same real property conveyed to Albert L. Yunker and wife, Mary Stone Yunker, by Warranty Deed from Peggy Jo Patton, Betty Ann Patton and Ada H. Patton signed February 9th, 1959, noted in Book 92, Page 351, and recorded February 16, 1959 in Book 2876, Page 627, which is of record Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten foot easement for public utilities along the eaterly line of premises, 40 foot building setback line from Brittany Court, and conditions of owners certificate as shown on plan of record in Book 2331, Page 41, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 2438, Page 176, said Register's Office.

This is improved property known as 2601 Brittany Court, Nashville, Tennessee.

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

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

WITNESS my hand this 20th day of March, 2025.

KEVIN YUNKER, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kevin Yunker**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 20th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 11-08-2027

BRYCE POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **KEVIN YUNKER** DOCKET NO: **23P49**

*It appearing to the Court that **ALBERT L. YUNKER** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **KEVIN YUNKER**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this January 25th, 2023

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **KEVIN YUNKER as Executor** of the estate of **ALBERT L. YUNKER**, deceased, and I do further certify that **KEVIN YUNKER** is still acting **Executor** of the estate of **ALBERT L. YUNKER** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 25th day of January 2023

JOSEPH P. DAY, Clerk

_____ D.C.