THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

Karen Johnson Davidson County
Batch # 1253860 DEEDQC
03/31/2025 08 25 26 AM 2 pgs
Fees $12 00 Taxes $0 00
20250331-0023642

ADDRESS NEW OWNER: **SARA AMBER STALEY**
3503 Rainbow Place
Nashville, TN 37204

Send Tax Bills to: **NEW OWNER**

MAP AND PARCEL: **11810017600**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of SARA AMBER STALEY V. SHELDON SCOTT YODER, Docket No. 24D200, in the Third Circuit Court of Davidson County, the receipt of which is hereby acknowledged, SHELDON SCOTT YODER, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto SARA AMBER STALEY, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Southerly 65 feet of Lot No. 76 and the Northerly 10 feet of Lot No. 78 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, Page 2, Register's Office for said County.

This is the same description as in the previous deed of record.

Being the same property conveyed to Sheldon Yoder and Sara Amber Staley, Husband and Wife, by Warranty Deed dated June 18, 2018, from Patrick M. Malone, Guardian for Beatrice Rose Malone, Heir of the Estate of Katherine R. Malone, of record, Instrument No 20180619-0058831, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 3501 Rainbow Place, Nashville, TN 37204

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IN TESTIMONY WHEREOF I have executed this instrument this the 9th day of December 2024.

SHELDON YODER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sheldon Yoder, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this this 9th day of December 2024.

NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires November 8, 2027

***This is a tax-exempt transfer of appreciated property between spouses as provided in the final decree of divorce. TCA* § 67-4-409(a)(3)(A).**