THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P O Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson
Batch # 1277434
05/27/2025 09 42 36 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250527-0041209

TARA NICOLAZZI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 15th day of March, 2025

Tara Nicolazzi
Notary Public

Affiant

My Commission Expires: 12/28/25

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Christopher Yarber & Theresa Yarber 4304 Colorado Ave. Nashville, TN 37209-4736	**Same as New Owner.**	**103-04-0-242.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **CHRISTOPHER YARBER, MARRIED**, by these presents does hereby quitclaim and convey unto **CHRISTOPHER YARBER and THERESA YARBER, HUSBAND AND WIFE** for the purpose of creating a tenancy by the entirety, and their successors, heirs, and assigns, all her right, title and interest in and to the following described tract of land located in Davidson County, Tennessee·

Land being located in Davidson County, Tennessee, being the westerly half of Lot No. 32 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID west half of Lot No. 32 fronts 50.0 feet along the northerly side of Colorado and extends back 162.9 feet along the easterly and westerly lines to a rear line measuring 50.0 feet thereon.

Being the same property conveyed to CHRISTOPHER YARBER, MARRIED, by deed from ABBY R. RUBENFELD, UNMARRIED, of record in Instrument No. 20130423-0040076, dated April 18, 2013, said Register's Office.

This is improved property commonly known as: **4304 COLORADO AVE. NASHVILLE, TN 37209**

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 15th day of March, 2025, the bargaining party, having caused my name to be signed hereto on said day and date.

CHRISTOPHER YARBER

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Tara Nicolazzi, a Notary Public in and for said County and State, **CHRISTOPHER YARBER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hendersonville [City], Tennessee, this the 15th day of March, 2025

TARA NICOLAZZI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

Tara Nicolazzi
NOTARY PUBLIC
My Commission Expires: 12/28/25