Karen Johnson Davidson County
Batch# 1283152 DEEDQC
06/09/2025 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250609-0045031

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Fees: $17.00 Taxes: $0.00
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QUITCLAIM DEED

SABRINA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Devon V. MacPherson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: July 7, 2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Susan Patricia Yahn	**NEW OWNER**	**07216030300**
1800 Porter Road **Nashville, TN 37206**	60 Lancaster Blvd Bluffton, SC 29909	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 6th day of June, 2025, the undersigned, **DEVON MACPHERSON** (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **SUSAN PATRICIA YAHN** (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor'S right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1800 PORTER ROAD, NASHVILLE, TENNESSEE 37206**, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Final Plat "First Revision" H. Seymore Gerregano Lot Sherwood First Addition of record in Plat at Instrument No. 20060621-0074018, in the Register's Office for Davidson County, Tennesse, to which plan reference is hereby made for a more complete description of the property.

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Being the same property conveyed to Devon MacPherson, by Warranty Deed dated May 16, 2017, from Charles Hollingsworth and John Kelly, a married couple, and recorded on May 22, 2017, as Instrument No. 20170522-0050422, in said Register's Office.

This improved property more commonly known as 1800 Porter Road, Nashville, Tennessee 37206.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of June, 2025.

GRANTOR: DEVON MACPHERSON

SIGNER: Devon MacPherson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Devon MacPherson,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 6th day of June, 2025.

Notary Public

My Commission Expires July 7, 2027

SABRINA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Tennessee Certification of Electronic Document

I, Jason Hollemen, 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 June 6, 2025 (date of document).

Affiant Signature

6/6/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

