Karen Johnson Davidson County
Batch # 1295823 DEEDQC
07/10/2025 02:13:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250710-0054440

This instrument was prepared by:

YYS Living Trust
899 Robert Smith Road
McMinnville, TN 37110

Once recorded, return to:

YYS Living Trust
899 Robert Smith Road
McMinnville, TN 37110

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Affiant
Subscribed and sworn before me this the
10 **Day of** July, 2025.
Brandi Weir, **Deputy Register**

This Space for Recorder's Use Only.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel:
YYS Living Trust 899 Robert Smith Road McMinnville, TN 37110	YYS Living Trust 899 Robert Smith Road McMinnville, TN 37110	050-02-0B-246.00-C0

FOR AND IN CONSIDERATION of One and 00/100 Dollars ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Scott E. Iverson and Yanhui Yu, husband and wife, do hereby quitclaim, transfer and convey unto Scott E. Iverson and Yanhui Yu, as Trustees of the YYS Living Trust dated April 21, 2025, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 246 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839, amended by First Amendment to the Amended and Restated Declaration Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property) of record in Instrument No. 20190708-0066428 and further amended by Third Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes a Townhome Planned Unit Development (Annexing Section 5B Property) of record in Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott E. Iverson and Yanhui Yu, husband and wife, from Barbara Thao, an unmarried woman, by Warranty Deed dated September 23, 2021, and recorded on September 29, 2021, in Instrument Number 20210929-0130781, Register's Office for Davidson County, Tennessee.

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

Property Address: 1334 Havenbrook Dr, Nashville, TN 37207

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 7/10/2025

Printed Name: Scott E Iverson

Grantor Signature: _____ Date: 7/10/2025

Printed Name: Yanhui Yu

1st Witness Signature: _____ Date: 7/10/2025

Printed Name: Jody Upton

2nd Witness Signature: _____ Date: 7/10/2025

Printed Name: Kelly Norton

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Rutherford)

On 7/10/25 before me, Isabelle Cain ,
personally appeared Yanhui Yu & Scott Iverson ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument for the purposes therein contained.

WITNESS my hand and official seal.

Signature _____

Printed Name Isabelle Cain

My Commission Expires 5/24/28

