Karen Johnson Davidson County
Batch # 1295823 DEEDQC
07/10/2025 02:13:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250710-0054441

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 Weiss **, 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	044010C00100CO

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 Iverson and Yanhui Yu, a married couple, as joint tenants, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 327 Keeton Avenue, a Horizontal Property Regime with Private Elements, together with all Private Elements and Limited Common Elements of said Unit, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 327 Keeton Avenue, a Horizontal Property Regime, of record in Instrument Number/Book and Page 20180620-0059421 amended at 20181023-0104951, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to add Declaration; together with a percentage interest in the Common elements as set forth in said Declaration.

Being the same property conveyed to Scott Iverson and Yanhui Yu, a married couple, as joint tenants, by Quitclaim deed from YYS PROPERTIES LLC of record in Instrument No. 20230327-0022131, Register's Office for Davidson County, Tennessee, dated March 27, 2023, and recorded on March 27, 2023.

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: 327B Keeton Avenue, Old Hickory, TN 37138

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 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

ISABELLE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
(Seal)
COUNTY OF RUTHERFORD