Karen Johnson Davidson County
Batch# 1306573 DEEDQC
08/07/2025 08:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250807-0062653

This Instrument is Prepared By:
Andrew J. Triplett, Esq. #040697
Cobb Law Group, LLC
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Melanie Denise Yant **Trustee of the Melanie Denise Yant** **Revocable Living Trust** **3421 Binkley Road,** **Joelton, TN 37080**	**SAME**	**015-13-0-002.00**

THIS INSTRUMENT, made and entered into this 6th day of August 2025, by and between **Melanie Yant,** *("Grantor")*, and **Melanie Denise Yant, Trustee of the Melanie Denise Yant Revocable Living Trust,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, **MELANIE YANT,** Grantor, conveys and quitclaims all of her interest and all of her rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING in the center of Eaton's Creek Road at the intersection of the center line of said road and the center line of Binkley Road; thence with the center of said Eaton's Creek Road, southwardly 343.4 feet to the northeast corner of the property conveyed to Charles G. Wyrick, Sr., and wife, by deed from Arthur H. Stanley and wife, as of record in Book 2596, page 627, Register's Office for said County; thence with said Wyrick's northern boundary line, westwardly 362 feet more or less to the southeast corner of the property conveyed to Robert Hankins and wife, by deed from Henry Hankins and wife, as of record in Book 2922, page 191, said Register's Office; thence with said Hankins eastern boundary line northwardly 190 feet, more or less, to the center of said Binkley Road; thence with the same northeastwardly 530.5 feet to the beginning.

BEING the same property conveyed to Jeffrey W. Yant and wife, Melanie Yant, from Jeffrey W. Yant, by Quitclaim Deed dated February 2, 1999, and recorded February 12, 1999, of record in Book 11339, Page 110, Register's Office for Davidson County, Tennessee.

Jeffrey W. Yant died on August 22, 2023, leaving Melanie Yant as his surviving spouse and the sole owner of this property.

This is improved property known as **3421 Binkley Road, Joelton, Tennessee 37080.**

And now, **MELANIE YANT,** for the express purpose of carrying out the intent of this conveyance, as set out above, does hereby quitclaim, and convey *all of* her property interest into **MELANIE DENISE YANT, TRUSTEE OF THE MELANIE DENISE YANT REVOCABLE LIVING TRUST.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **MELANIE YANT,** has hereunto set her hand on this the 6th day of August 2025.

MELANIE YANT, ***Grantor***

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally, appeared before me, Abigail Grant, a Notary Public in and for said County and State, the within named **MELANIE YANT,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 6th day of August 2025.

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **THE MELANIE DENISE YANT REVOCABLE LIVING TRUST, G*rantee***

BY: MELANIE DENISE YANT, *Trustee*

WITNESS my hand and official seal at Hendersonville, Tennessee this 6th day of August 2025.

Abigail Grant
Notary Public
My Commission Expires: 5/19/2026

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 8/6/2025 (date of document).

Affiant Signature

8/6/2025
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 5/19/2026

NOTARY'S SEAL

