**Record and Return Mail To:**
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1314815 DEEDQC
08/26/2025 12:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250826-0068241

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map and Parcel No. |
|---|---|---|
| A. C. Hobbs Yarbrough and Anna Kristin Yarbrough, Co-Trustees<br>Yarbrough Family Revocable Living Trust<br>610 Westover Drive<br>Nashville, TN 37205 | New Owner | 13002010000 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **A. C. Hobbs Yarbrough and Anna Kristin Yarbrough, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **A. C. Hobbs Yarbrough and Anna Kristin Yarbrough, Co-Trustees, Yarbrough Family Revocable Living Trust Agreement dated August 26, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of The Country Club Land Co's Subdivision of the 25-acre Tract in Belle Meade, of record in Plat Book 421, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to **A. C. Hobbs Yarbrough and Anna Kristin Yarbrough, husband and wife**, by Special Warranty Deed dated June 30, 2014, from **SunTrust Bank, Trustee under Agreement with Joseph Coughlan Davis 2012 Trust #2 dated October 4, 2012**, recorded in Instrument No. 20140702-0058099, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **610 Westover Dr. Nashville, TN 37205.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

**IN WITNESS WHEREOF**, the Grantors hereby affix their signatures on this the 26th day of August 2025.

**A. C. Hobbs Yarbrough**

**Anna Kristin Yarbrough**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **A. C. Hobbs Yarbrough**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Anna Kristin Yarbrough**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 26th day of August 2025.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

Certificate of Authenticity

I, **Josh Tillman**, 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 August 26, 2025.

Affiant Signature

August 26, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of August 2025.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp February 7, 2026
COUNTY OF WILLIAMSON