Karen Johnson
Batch # 1316628
08/29/2025 01:05:08 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250829-0069465

QUITCLAIM DEED

This instrument prepared by:
Amanda M. Howard
Attorney at Law
P.O. Box 924
Jamestown, TN 38556

PROPERTY OWNER/SEND TAX BILLS TO:
SARA LEEANN YODER
4808 HIGHLANDER COVE
ANTIOCH, TN 37013

TAX IDENTIFICATION: 163 02 0A 019.00

We, **VANESSA KAY LABARGE and JULIEANA RACHEL HAUBERT, as heirs at law of Michael Lamar Yoder, and as heirs at law of Michael Joseph Yoder**, do hereby quitclaim and convey unto **SARA LEEANN YODER**, all of our right, title, and interest in the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Hickory Highland Place, Section 3,Phase 1, Highlander Cove, of record in Instrument No. 20031014-0151901, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The previous and last conveyance being the Warranty Deed from Cosme Cortez Morales and Aliria M. Perez, husband and wife, unto Michael Lamar Yoder and Julie Yoder, husband and wife, recorded on October 19, 2017, Instrument No. 20171019-0107102, in Davidson County, Tennessee. Julie Yoder passed away on December 3, 2017. Michael Lamar Yoder passed away on June 19, 2021, leaving Vanessa Kay LaBarge, Julieana Rachel Haubert, Michael Joseph Yoder, and Sara Leeann Yoder as his heirs at law. Michael Joseph Yoder passed away on December 23, 2023, leaving Vanessa Kay LaBarge, Julieana Rachel Haubert, and Sara Leeann Yoder as his heirs at law.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record.

This deed was prepared from information furnished by the parties hereto. No title examination or mineral search has been made, and the Law Offices of Amanda M. Howard, PLLC shall not be responsible for the status of title to the property or the accuracy of such information and/or property description.

TO HAVE AND TO HOLD this 23 day of August 2025.

Vanessa Kay LaBarge

VANESSA KAY LABARGE

STATE OF TENNESSEE
COUNTY OF Putnam

Before me, the undersigned authority in and for the state and county aforesaid, this day personally appeared, **Vanessa Kay LaBarge**, the bargainor, with whom I am personally acquainted and acknowledged the execution of the above deed for the purposes therein contained, as witness my hand and official seal, this 23rd day August 2025.

Larry Scott

NOTARY PUBLIC

My Commission expires: 5/7/21

LARRY SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

Julieana R. Haubert
JULIEANA RACHEL HAUBERT

STATE OF TENNESSEE
COUNTY OF Putnam

Before me, the undersigned authority in and for the state and county aforesaid, this day personally appeared, **Julieana Rachel Haubert** the bargainor, with whom I am personally acquainted and acknowledged the execution of the above deed for the purposes therein contained, as witness my hand and official seal, this 23rd day August 2025.

NOTARY PUBLIC

LARRY SCOTT STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

My Commission expires: 5/7/29

STATE OF TENNESSEE
COUNTY OF Putnam

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Vanessa Kay LaBarge
Julieana R. Haubert
AFFIANT

Sworn to and subscribed before me on this the 23rd day of August 2025.

NOTARY PUBLIC

My Commission expires: 5/7/29

LARRY SCOTT STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY