Karen Johnson
Batch # 1345847
11/13/2025 03 49 22 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251113-0090668

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#
JANET M. YOUNTS, Trustee 206 51st Ave. N. Nashville, TN 37209	SAME	10303027400

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, JANET M. YOUNTS, ("GRANTOR"), do hereby quitclaim and by these presents do transfer and convey unto JANET M. YOUNTS, TRUSTEE OF THE JANET M. YOUNTS REVOCABLE TRUST dated November 12, 2025, her successors and assigns ("GRANTEE"), all of GRANTOR'S right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12 day of November, 2025.

Janet M. Younts
JANET M. YOUNTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared JANET M. YOUNTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this 12th day of November, 2025.

NOTARY PUBLIC

My Commission Expires:

5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Fifty First Avenue North Subdivision, of record in Book 8250, page 145, Register's Office for said County.

Said Lot No. 2 fronts 55.52 feet on the easterly margin of Fifty First Avenue North and extends back between parallel lines 120.00 feet with the northerly margin of an alley.

Being the same property conveyed to JANET M. YOUNTS by quitclaim deed of record in Book 9432, page 264, R.O.D.C.

Said improved property is known as 206 51st Ave. N., Nashville, TN 37209.