Karen Johnson
Batch # 1365962
01/06/2026 08:20:04 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260106-0000624

QUITCLAIM DEED

MAIL RECORDED DEED TO:

AARON J. LYTLE
ARIANO, HARDY, RITT, ET AL.
2000 MCDONALD ROAD, SUITE 200
SOUTH ELGIN, IL 60177

OWNER (SEND TAX BILLS TO):

JEANINE M. YODER, TRUSTEE
14N982 WHITE PINES LANE
HAMPSHIRE, IL 60140

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GREGORY R. YODER and JEANINE M. YODER, husband and wife (herein, "Grantor"), whose address is 14N982 White Pines Lane, Hampshire, IL 60140, hereby bargains, sells, remises, releases, quit claims and conveys to JEANINE M. YODER, TRUSTEE, or any successors in trust, under the JEANINE M. YODER TRUST NO. 1 dated July 7, 2025, and any amendments thereto (herein, "Grantee"), whose address is 14N982 White Pines Lane, Hampshire, IL 60140, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 101 Antler Ridge Circle, Nashville, TN 37214

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 11th day of December, 2025.

PIN NO: 122 01 0A 446.00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Gregory R. Yoder

STATE OF Illinois
COUNTY OF Kane

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gregory R. Yoder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2025.

[Affix Notary Seal]

Tammy Ann Prehm
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/1/2028

TAMMY ANN PREHM
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 994496
My Commission Expires August 01, 2028

GRANTOR:

Jeanine M. Yoder

STATE OF Illinois
COUNTY OF Kane

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jeanine M. Yoder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2025.

[Affix Notary Seal]

Tammy Ann Prehm
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/1/2028

TAMMY ANN PREHM
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 994496
My Commission Expires August 01, 2028

OATH OF CONSIDERATION

STATE OF Illinois
COUNTY OF Kane

The actual consideration for this transfer is $0.00.

Grantee:

Jeanine M. Yoder Trust No. 1 dated July 7, 2025

Jeanine M Yoder
Jeanine M. Yoder, Trustee

Subscribed and sworn to under oath before me, this 11th day of December, 2025 by Jeanine M. Yoder, as Trustee of Jeanine M. Yoder Trust No. 1 dated July 7, 2025.

[Affix Notary Seal]

Tammy Ann Prehm
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/1/2028

TAMMY ANN PREHM
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 994496
My Commission Expires August 01, 2028

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 35 (erroneously referenced in prior deed as Unit No. 101 as recorded at 2015106-0113427, R.O), together with the appurtenant interest in the common elements of Woodland Point Townhomes, Phase X, a horizontal property regime established by Master Deed of record in Instrument No. 20001011-0101044; first supplement in Instrument No. 20020725-0089575; and second supplement in Instrument No. 20020904-0107261, Registers Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned second supplement to Master Deed, to which plan reference is hereby made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20181029-0106800 on October 29, 2018.

PIN NO: 122 01 0A 446.00

STREET ADDRESS: 101 Antler Ridge Circle, Nashville, TN 37214

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.