Karen Johnson Davidson County
Batch# 1368195 DEEDQC
01/12/2026 10:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260112-0002567

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

William Chester Yancey III, Affiant

Subscribed and sworn to before me this
12th day of December, 2025.

Notary Public
My Commission Expires: 03/06/29

BREAUNA N MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2029

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Marlene Foyer Yancey 605 Davidson Road Nashville, TN 37205	Same	115-7-94

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Marlene Foyer Yancey (f/k/a Marlene Foyer and as Marlene Foyer Hummell),** the "**Grantor**", does hereby convey and quitclaim unto **William Chester Yancey III and Marlene Foyer Yancey,** husband and wife, the "**Grantees**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 12th day of December, 2025.

Marlene Foyer Yancey (f/k/a Marlene Foyer and as Marlene Foyer Hummell)

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Marlene Foyer Yancey (f/k/a Marlene Foyer and as Marlene Foyer Hummell), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 12th day of December, 2025.

BREAUNA N MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2029

Notary Public

My Commission Expires: 03/06/29

EXHIBIT A

Being Lot No. 358 on the Plan of West Meade Farms, Inc., Section "M", as of record in Book 2133, page 107, Register's Office for said County. Said Lot No. 358 fronts 168 feet on the south side of Davidson Road and runs back between parallel lines 279.6 feet to a dead line.

Being the same property conveyed to Marlene Foyer (now known as Marlene Foyer Yancey), by Quitclaim Deed from Reed Evan Hummell, of record in Instrument No. 20251112-0089771, dated October 22, 2025, Register's Office for Davidson County, Tennessee (as to a one-half interest), and by General Warranty Deed from Marilyn G. Foyer and Anne G. Schreiber of record in Book 8430, Page 381-385 dated August 27, 1991, Register's Office for Davidson County, Tennessee (as to a one-half interest).

The above-described property is improved property known as 605 Davidson Road, Nashville, TN 37205.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 December 12, 2025 (date of document).

Affiant Signature

12/22/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

