Karen Johnson Davidson County
Batch# 1370924 DEEDQC
01/16/2026 02:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260116-0004132

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
STATE OF TENNESSEE NOTARY PUBLIC
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. |
|---|---|---|
| William Chester Yancey III, Co-Trustee<br>Marlene Foyer Yancey, Co-Trustee<br>605 Davidson Road<br>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, **William Chester Yancey III and Marlene Foyer Yancey,** husband and wife, the "**Grantors**", do hereby convey and quitclaim unto **William Chester Yancey III and Marlene Foyer Yancey, Co-Trustees of the Yancey Family 2025 CP Trust dated October 10, 2025,** a trust, the "**Grantee**", all of Grantors' 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 Grantors, this the 12th day of December, 2025.

William Chester Yancey III

Marlene Foyer Yancey

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 William Chester Yancey III and Marlene Foyer Yancey, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, 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 William Chester Yancey III and Marlene Foyer Yancey, husband and wife, by Quitclaim Deed from Marlene Foyer Yancey (f/k/a Marlene Foyer and as Marlene Foyer Hummell), of record in Instrument No. 20260112-0002567 dated December 12, 2025, Register's Office for Davidson County, Tennessee.

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

