Karen Johnson
Batch # 1384142
02/23/2026 12:48:20 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260223-0014240

This Instrument Prepared by:
Rachel C. Welty
Welty Law Office
4525 Charlotte Ave.
Nashville, Tennessee 37209
615.946.9441
615.988.9093 (facsimile)

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES AND IN CONJUNCTION WITH A MARITAL DISSOLUTION AGREEMENT. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN. THIS INSTRUMENT WAS DRAFTED AS PART OF A MARITAL DISSOLUTION AGREEMENT BETWEEN THE PARTIES.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00

AFFIANT, MARCUS ALLAN YOUNG

TARA MUELLER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MACON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This the 10th day of February, 2026.

Tara Mueller
NOTARY PUBLIC

My Commission Expires: 03/05/2029

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Elizabeth Nicole Young 1229 Scarcroft Ln, Nashville, TN 37221.	SAME AS NEW OWNER	141-05-0A-227-00

FOR AND IN CONSIDERATION OF THE SUM of one dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, I, Marcus Allan Young, by these presents does hereby quitclaim and convey unto Elizabeth Nicole Young to her heirs, successors and assigns, all my right title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being lot no. 227 on the plan of Avondale Park, Phase 2, Section 1, in the Register's Office of Davidson County, Tennessee. The property address being 1229 Scarcroft Ln, Nashville, TN 37221.

Being the same property conveyed to Marcus Young, unmarried and Elizabeth Leavell, unmarried, as tenants in common with right of survivorship, their heirs and assigns forever from Daniel Hodes and Wife, Michelle Hodes, In a deed dated August 01, 2014, and recorded August 13, 2014.

The legal description above has been taken from the most recent deed of Record.

This conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

This conveyance is made by the grantor herein to convey any and all marital interest she may possess in the property pursuant to a divorce decree of record in the Third Circuit Court for Davidson County, TN, Case No. 25D720.

This instrument was prepared with information from the Grantees, no title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

Witness my hands this 10th day of February, 2026:

MARCUS ALLAN YOUNG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Marcus Allan Young with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee and acknowledged that she executed this instrument for the purposes stated in the instrument. He further pledges that she did not execute said conveyance under any duress or coercion from any other individual.

NOTARY PUBLIC

My Commission Expires: 03/05/2029

TARA MUELLER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MACON