Karen Johnson Davidson County
Batch# 1482483 DEEDQC
10/08/2026 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261008-0092592

Name and Address of New Owner:
Derek Youmans and Katherine Youmans
150 Shiaway Court, Nashville, Tennessee 37217

Send Tax Bills To:
Derek Youmans and Katherine Youmans
150 Shiaway Court, Nashville, Tennessee 37217

This Instrument Prepared By:

Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 149-02-0F-026.00-CO

# QUITCLAIM DEED

This document is tax exempt per code T.C.A. § 67-4-409)(a)(3)()

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Derek Youmans, joined by spouse, Katherine Youmans,,** "the Grantors," convey and quitclaim unto **Derek Youmans and Katherine Youmans, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 26 on the plan of Raven's Retreat, a Horizontal Property Regime with private elements (formerly Vale Ridge Townhomes) as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record as Instrument No. 20120606-0049599, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same real estate conveyed to Grantor by instrument recorded on 05/31/2019 at Instrument Number 20190531-0052137 in the Register's Office of Davidson County, Tennessee.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

**GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 29th day of May, 2026.

(SEAL)
Derek Youmans

(SEAL)
Katherine Youmans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2026, before me personally appeared Derek Youmans and Katherine Youmans, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2026.

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature
My commission expires: 5-24-28

The actual consideration for this transfer is $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2026, before me personally appeared Derek Youmans and Katherine Youmans, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2026.

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature
My commission expires: 5-24-28

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of October, 2026

Notary Signature
My commission expires: January 22, 2029

TERRA PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

Property Address: 150 Shiaway Court, Nashville, TN 37217

# Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is true and exact copy of the original document executed and authenticated according to law on October 6, 2026.

Steve Berneman

Date: 6 day of October, 2026.

State of Tennessee

County of Davidson

Sworn and subscribed before me on 6 day of October, 2026. by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

