File No. 260601216

QUITCLAIM DEED



STATE OF TENNNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-9-07 .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 08/07/06 13:06 2 pgs
Fees:12.00 Taxes:0.00

20060807-0096483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy C. Cope	Same	075140116
(NAME)	(NAME)	
436 Harwell Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Karen Bertram Cope, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO Timothy C. Cope, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 23 on the Plan of the resubdivision of Lots 23 and 24, Hermitage Estates, Section 4, as of record in Book 4060, Page 194, Register's Office for said County.

Said Lot No. 23 fronts 94.20 feet on the west side of Harwell Drive and extends back 178.72 feet on the North line and 162.8 feet on the south line, to a dead line in the rear on which it measures 80.78 feet.

Restrictive Covenants contained in the instrument of record in Book 4182, page 78, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen Bertram and Timothy C. Cope by deed from Virginia Koster and Estate of Patricia J. Hearne by Virginia Koster, Administratrix, of record in Deed Book 9919 and Page 673 on 1/12/1996, and filed for record on 1/17/1996, Register's Office for said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 436 Harwell Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 27th day of July, 2006.

2006/07/28 12:07:09

Karen Bertram Cope

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Karen Bertram Cope the principal(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of July, 2006.

Commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 9, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Michelle L Mervis
Notary Public

File Number: 260601216

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122