QUITCLAIM DEED

Wendy L. Locke Notary Public State of Tennessee Wilson Co.

STATE OF TENNESSEE
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 25th DAY OF JANUARY, 2008

Notary Public

MY COMMISSION EXPIRES 4-27-2011.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDQC
Recvd: 01/29/08 13:25 3 pgs
Fees:17.00 Taxes:0.00
20080129-0009187

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joni Cook		151-10.A.261
(NAME)	(NAME)	
6201 Corinth Road	Same	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tennessee 37122		
(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, WE,

Marty Penix, Married and James Deatrick, Jr., Single

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO

JONI COOK AND HUSBAND RALPH COOK

HEREINAFTER CALLED THE GRANTEES, THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 109 on the Plan of Phase 3, Villages of Long Hunter Planned Unit Development, as shown by plat of record in Instrument Number 20030707-0093205, of the Register's Office of **Davidson** County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marty Penix, Married and James Deatrick, Jr. Single by Substitute Trustee's Deed from Elizabeth A. Cash, as Substitute Trustee of record in Instrument Number 20080118-0005992, Register's Office for said County.

This property is not a marital resident and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A 260-2-307 or other similar statute.

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 7363 Ole Nottingham Drive, Antioch, Tennessee 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 18th day of December, 2007.

Marty Penix

Marty Penix

James L. Deatrick, Jr.

STATE OF WILSON
COUNTY OF TENNESSEE

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marty Penix and James L. Deatrick, Jr. the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 15TH day of January, 2008.

Commission expires: 12.30.08

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
LISSA GROOM

Lissa Groom
Notary Public

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

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

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

My Commission Expires: 6-27-2011

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