File No. 290300826

# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/03/09 15:04 3 pgs
Fees:17.00 Taxes:0.00
**20090603-0051372**

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY May, 2009.

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kristi Cohen | Bank of America | 130 12A 24 CO |
| (NAME) 4200 West End Ave. 401 | (NAME) 2021 N. Gallatin Road | |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) Madison, TN 37115 | |
| (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, **KRISTI COHEN F/N/A KRISTI HASSEY** HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **CHARLES GRAHAM COHEN AND WIFE, KRISTI COHEN** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Apartment No. 401 of Harding House, a Condominium created under Tide 64, Sections 2701, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Allan Murphy, of record in Book 4759, page 665, and instrument of correction of record in Book 4768, page 818, Register's Office for Davidson County, Tennessee, as amended by Amendment of Master Deed of record in Book 4979, page 944, said Register's Office, reference being made to the said Master deed as amended, Exhibit "A" for the soirees of title of the said Allan Murphy, and to Exhibit "A-I" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the revised Plat of Harding House Condominium Apartments, of record in Book 4860, page 82, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Kristi Hassey, unmarried by Warranty Deed from Jon H. Hassey, of record in Instrument 20040127-0010097, Register's Office for Davidson County ,Tennessee.

Subject to all matters as set forth on the plat of record in Book 4860, Page 82, in the Register's Office for Davidson County, Tennessee.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record in Book 4759, Page 665, Corrected in Book 4768, Page 818, Book 4979, Page 944, Book 5572, Page 149, Book 5898, Page 767, in the Register's Office for Davidson County, Tennessee.

**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 4200 West End Ave. 401, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand(s) this 13 day of May ,2009.

Kristi Cohen

STATE OF Texas

COUNTY OF Travis

Witness my hand at office this 13 day of May ,2009.

Commission expires:

Notary Public

MARIELA GARCIA
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-06-2009

**File Number: 290300826**

**RETURN TO:**

Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

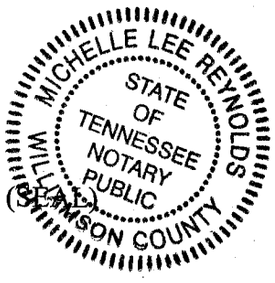
Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: June 20, 2011

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