BILL GARRETT, Davidson County
Trans:T20130022100 DEEDQC
Recvd: 03/19/13 08:25 2 pgs
Fees:12.00 Taxes:0.00
20130319-0026900

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 15th day of March 2013, by first party, Toni A. Cozart, whose post office address is 318 Hickory Place, Nashville, TN 37214, does hereby grant and convey interest of said property to the second parties, Toni A. Cozart and Kenneth Cozart, Grantees, whose post office address is 318 Hickory Place, Nashville, TN 37214, for and in consideration of $0.00.

WITNESSETH, That the said first party does hereby remise, release and quitclaim unto the said second parties forever, all the rights, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, Tennessee, to wit:

Parcel/Map: 096110A06000CO
Address: 318 Hickory Place
City: Nashville
State: Tennessee
Zip Code: 37214
Owner: Toni A. Cozart
Description: Unit H-1, Hickory Place Condominiums, Phase 4

Obtained property:
Book: 11645
Page: 717
From: Brenda Shackelford

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Toni Cozart _____
Signature of First Party, Grantor

Toni Cozart _____
Print name of First Party, Grantor

_____ _____
Signature of Witness Signature of First Party, Grantor

Zack Via _____
Print name of Witness Print name of First Party

TC
Initials of First Party

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On before me, this 15th day of March, 2013, Toni Cozart, appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

KIM SARVER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires August 17, 2016

WITNESS my hand and official seal.

Kim Sarver

Signature of Notary Affiant ____Known _✓_Produced ID

Type of ID TN DL 050595761

(Seal)

Toni Cozart

Signature of Preparer & tax bills

Toni Cozart

Print Name of Preparer

318 Hickory Place

Address of Preparer

TC

Initials of First Party

TMI