BILL GARRETT, Davidson County
Trans:T20130032483 DEEDQC
Recvd: 04/19/13 14:57 1 pgs
Fees:12.00 Taxes:0.00

20130419-0039314

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Karen M Cooper And Andrew C Cooper	Same	Map 141 Group 7B Par. 16.00
217 Roslyn Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **KAREN M COOPER**, the grantor herein, does hereby Quitclaim and convey unto the said **KAREN M COOPER AND ANDREW C COOPER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** the Grantees herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Sumner County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Somerset Farms, Section One, a Planned Unit Development, as of record in Book 7900, page 357, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Karen M Cooper by Quitclaim Deed from James P Cooper, III dated 8/22/08 and filed for record on 9/8/08 of record in Inst. No. 200809080091517, said Register's Office for said County.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 217 Roslyn Court, Nashville TN 37221

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 11 day of ~~March~~ April, 2013.

Karen M. Cooper
Affiant

My commission expires: 7/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WITNESS, the said Grantor hereunder set its hand and seal this 11 day of ~~March~~ April, 2013.

Karen M. Cooper
KAREN M COOPER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, the within named KAREN M COOPER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of ~~March~~ April, 2013.

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires 7/6/17