Davidson County DEEDQC
Recvd: 12/26/13 14:23 5 pgs
Fees:27.00 Taxes:0.00
20131226-0130024

THIS INSTRUMENT PREPARED BY:
Aaron Curry
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Kati Cook
3609 Genral Bate Drive
Nashville, TN 37204

Property Tax ID#: 118-13/88.00
File #: 100259955

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, KATI COOK, f/k/a KATIE BAUMGARTNER, a married woman, who acquired title as unmarried, herein joined by her spouse CALEB LYN COOK, as Grantors, and KATI COOK, a married woman, whose address is 3577 Beaver Run, Collierville, TN 38017, as Grantee, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 118-13/88.00
Commonly known as: 3609 Genral Bate Drive, Nashville, TN 37204

Prior Deed recorded 07/03/2012, in Instrument No.20120703-0058360; Davidson County Court Clerk's Office.

Witness our hands this the 6 day of December, 2013.

Kati Cook, f/k/a Kati Baumgartner
KATI COOK, f/k/a KATIE BAUMGARTNER

Caleb Lyn Cook
CALEB LYN COOK

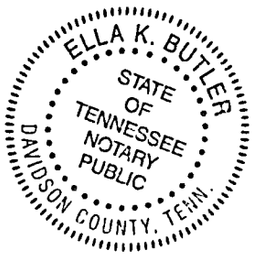
STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, KATI COOK, f/k/a KATIE BAUMGARTNER and CALEB LYN COOK, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 6 day of December, 2013.

Ella K. Butler
Notary Public
My Commission expires: 12/6/2016



I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $_____.

Kati Cook f/k/a Kati Baumgartner
KATI COOK, f/k/a KATIE BAUMGARTNER

Caleb Lyn Cook
CALEB LYN COOK

Subscribed and sworn to before me this the 6 day of December, 2013.

Ella K Butler
Notary
My Commission expires: 12-06-2016

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:
Kati Cook
3609 General Bate Dr.
Nashville, TN 37204

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Kati Cook
3609 General Bate Dr.
Nashville, TN 37204

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 45, GREEN ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 21, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to **KATI BAUMGARTNER, UNMARRIED** by deed recorded on **July 3, 2012** in **Instrument: 20120703-0058360.**

Parcel ID: 118-13/88.00

Commonly known as 3609 General Bate Drive, Nashville, TN 37204-3812
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., 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.

Signature

Printed Name: Joseph Luis Prado, Jr.,

State of California

County of Riverside

Personally appeared before me, Brenda Fierro a notary public for this county and state, Joseph Luis Prado, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: October 8, 2013

Notary' Seal:

BRENDA FIERRO
COMM. # 1867524
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. OCT. 8, 2013

BRENDA FIERRO
COMM. # 1867524
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. OCT. 8, 2013