Davidson County DEEDQC
Recvd: 03/30/15 14:11 2 pgs
Fees:12.00 Taxes:0.00
20150330-0027254

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON 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 March, 2015. Notary Public COMMISSION EXPIRES: (AFFIX SEAL)

SELINA HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON, TENN. My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY:		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Mark Cofer and Claudia Cofer	**New Owner**	**102-04-0-003.00**
(Name) **1423 Rosebank Avenue**		
(Address) **Nashville, TN 37206**		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Fred Groves, Jr., hereinafter referred to as Grantor(s), hereby quitclaim to Mark Cofer and Claudia Cofer, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit ~~married~~ Husband and Wife

Being Lot No. 55 on the Plan of Dugger Heights, Section III, as of record in Book 1835, Page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description.

Being the same property conveyed to Mark Cofer and Claudia Cofer, husband and wife, and Fred Groves, Jr., a married man by Warranty Deed from Vickie Jackson, unmarried and Roberta Tidwell, married dated June 25, 2010 and recorded June 28, 2010 as Instrument No. 20100628-0050289, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Fred Groves, Jr.. has hereunto set his signature, on this, the 25TH day of March, 2015.

Fred Groves, Jr.

STATE OF ~~TENNESSEE~~ NEVADA)
COUNTY OF WASHOE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Groves, Jr., the bargainor(s), 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 foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 25TH day of March, 2015.

NOTARY PUBLIC

My commission expires: 11/27/2016

PAUL V. FERRARI
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-27-16
Certificate No: 12-9570-2

True Copy Certification

I, Connie Buchanan, 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 correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018