THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 12/05/16 16:14 4 pgs
Fees:22.00 Taxes:0.00
20161205-0127612

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Margaret C. Perry and Joshua C. Cooper
1106 Meridian Street
Nashville, TN 37207

Property Tax ID#: 082 03 0 246.00
File #: FNTGI-101386646-149433-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, MARGARET C. PERRY a married woman, who acquired title without marital status, herein joined by her spouse JOSHUA C. COOPER, as Grantors, hereby conveys all rights, titles and interests that We may have in to MARGARET C. PERRY and JOSHUA C. COOPER, wife and husband as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 082 03 0 246.00
Property Address: 1106 Meridian Street, Nashville, TN 37207

Prior Deed recorded 08/12/2014, in Instrument 20140812-0072580 Davidson County Court Clerk's Office.

Witness our hands this the 27th day of October, 2016.

MARGARET C. PERRY

JOSHUA C. COOPER



STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, MARGARET C. PERRY and JOSHUA C. COOPER, 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 27th day of October, 2016.

Notary Public Leigh S. Smith

My Commission expires: 7/27/20

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.



MARGARET C. PERRY

JOSHUA C. COOPER

Subscribed and sworn to before me this the 27th day of October, 2016.

Notary Leigh S. Smith

My Commission expires: 7/27/20

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/Grantees 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 NO. 160 ON THE PLAN OF BENEDICT LAND CO'S SUBDIVISION OF THE LINDSLEY TRACT OF RECORD IN PLAT BOOK 332, PAGE 40. IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Parcel ID: 082 03 0 246.00

Commonly known as 1106 Meridian Street, Nashville, TN 37207
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **MARGARET C. PERRY** BY DEED RECORDED ON **August 12, 2014** IN **Instrument: 20140812-0072580**.

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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 Orange

Personally appeared before me, T. House 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019