Bill Garrett Davidson County
Batch# 1860 DEEDQC
09/18/2017 02:00:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20170918-0095314

This Instrument Prepared By:
Certified Document Solutions
c/o Attorney Thomas G. McCroskey
Tennessee Bar # 015569
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:
Letaun J. Cole-Cotton
613 Rocky Mountain Parkway
Antioch, TN 37013
Reference Number: 10027465TN

Mail Tax Statements To:
Letaun J. Cole-Cotton
613 Rocky Mountain Parkway
Antioch, TN 37013

Property Tax ID#: 135-14-0-A16-50-0CO

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **LETAUN J. COLE–COTTON, MARRIED, WHO ACQUIRED TITLE AS LETAUN J. COLE COTTON,** whose post office address is 613 Rocky Mountain Parkway, Antioch, TN 37013, as Grantor, and **LETAUN J. COLE-COTTON, MARRIED,** whose post office address is 613 Rocky Mountain Parkway, Antioch, TN 37013, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTYADDRESS: 613 Rocky Mountain Parkway, Antioch, TN 37013

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor have hereunto set their hand and seal on this 29th day of August 20 17.

Letaun J. Cole-Cotton

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 29th day of AUGUST, 2017, before me personally appeared Letaun J. Cole-Cotton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at offices, the 29th day of AUGUST, 2017.

Christina Casillas
Notary Public
My Commission expires: 3/10/20

CHRISTINA CASILLAS
Notary Public - California
Orange County
Commission # 2145696
My Comm. Expires Mar 10, 2020

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Thomas G. McCroskey

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 Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 240,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

LeTaun J Cole-Cotton
Affiant

Subscribed and sworn to before me this 29 day of AUGUST, 2017 by LETAUN J. COLE-COTTON

Christina Casillas
Notary Public
Commission Expires 3/10/20

CHRISTINA CASILLAS
Notary Public - California
Orange County
Commission # 2145696
My Comm. Expires Mar 10, 2020

Name and address for person responsible for taxes:

Letaun J. Cole-Cotton
613 Rocky Mountain Parkway
Antioch, TN 37013

Name and address of property owner:

Letaun J. Cole - Cotton
613 Rocky Mountain Parkway
Antioch, TN 37013

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of LOS ANGELES }

On AUGUST 29, 2017 before me, CHRISTINA CASILLAS NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared LETAUN J. COLE-COTTON,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/their authorized capacity(~~ies~~), and that by ~~his~~/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christina Casillas
Notary Public Signature (Notary Public Seal)

CHRISTINA CASILLAS
Notary Public - California
Orange County
Commission # 2145696
My Comm Expires Mar 10, 2020

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

QUIT CLAIM DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 8/29/17

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i e CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 29th day of AUGUST,

20 17 by VETAUN J. COLE-COTTON,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

CHRISTINA CASILLAS
Notary Public - California
Orange County
Commission # 2145696
My Comm. Expires Mar 10, 2020

Christina Casillas
Signature (Seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

VALUATION AFFIDAVIT
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 8/29/17

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization
- Signature of the notary public must match the signature on file with the office of the county clerk
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple

Order No. 10027465TN

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 165 ON THE PLAN OF PINNACLE POINT SUBDIVISION, PHASE IV, OF RECORD IN PLAT BOOK 6900, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO Letaun J. Cole Cotton, married BY DEED FROM Carl B. Crowder and wife, Karen K. Crowder DATED February 6, 2008 AND RECORDED February 8, 2008 UNDER Instrument No. 20080208-0013226 OF THE Davidson COUNTY, TN RECORDER'S OFFICE.

True Copy Certification

I, BRIAN KESTER, 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.

B. Kester

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me Autumn R. Carnegie, a notary public for this county and state, BRIAN KESTER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Autumn R Carnegie

Notary's Signature

My Commission Expires: 06-06-2020

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020