File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 40479 DEEDQC
12/21/2017 12:26:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171221-0130081

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 6th day of DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19

(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. Cotter & Shannon H. Cotter	same	172 12 0B 258.00
(NAME)	(NAME)	
3417 Cobble Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHANNON H. JOHNSON-COTTER, and STEVEN T. JOHNSON, as Joint Tenants With the Right of Survivorship

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KENNETH W. COTTER, and Wife SHANNON H. COTTER,

HEREINAFTER CALLED THE GRANTEE(S), WE HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 520, BRADFORD HILLS, SECTION TEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 495, CORRECTED IN BOOK 9219, PAGE 115, 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 SHANNON H. JOHNSON, and STEVEN T. JOHNSON, as Joint Tenants With the Right of Survivorship by deed from BRITTANY MAYNARD, a Single Person, of record in Deed Book Instrument No. 20130718-0074205, Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

Shannon H. Johnson not known as Shannon H. Cotter, being one in the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☒ property, known as 3417 Cobble Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hands this 6th day of December, 2017.

Shannon H. Johnson
Same as Shannon H Cotter

Steven T. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Shannon H. Johnson, same as Shannon H. Cotter the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of December, 2017.

Commission expires: 2-25-19

MICHAEL K. HARRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Michael K. Harrell
Notary Public

STATE OF HAWAII

COUNTY OF Hawaii

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Steven T. Johnson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of December, 2017.

Commission expires: AUG - 4 2020

CHANTELLE VILLALON NOTARY PUBLIC No. 16-302 STATE OF HAWAII

CHANTELLE VILLALON Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

CHANTELLE VILLALON NOTARY PUBLIC No. 16-302 STATE OF HAWAII

Doc. Date: 12/12/17 # Pages 2

Notary Name: CHANTELLE VILLALON Third Circuit

Doc. Description Quit Claim Deed

Notary Signature 12/12/17 Date