Bill Garrett Davidson County
Batch# 76527 DEEDQC
04/05/2018 10:20:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20180405-0032001

QUITCLAIM DEED DISCLOSURE AND HOLD HARMLESS ACKNOWLEDGEMENT

RE: Property Address: 808 Cobble Cove, Nashville, TN 37211

You have requested that Bankers Title & Escrow Corporation prepare a Quitclaim Deed for you. Good practice dictates that we make the following disclosures to you. Depending upon your specific circumstances, not all of these disclosures will apply.

1. We have not recommended or advised that you make any conveyance of your property after the Lender's Title Insurance Policy or the Owner's Title Insurance Policy has been issued. **Any such document could significantly impair your Owner's Title Insurance Coverage as well as being a possible violation of the "Due on Sale" clause in your mortgage or Deed of Trust.** In the absence of your lender's consent, such a conveyance may result in a default of your loan.

2. We have not given you any advice with respect to tax implications or estate planning. We have advised that you that you seek advice from a tax professional, an estate planning professional, financial professional, a real estate attorney or similar professional in making your decision to make the conveyance of property you have requested.

3. You have been advised in preparing said Quitclaim, any title search obtained or performed by Bankers Title & Escrow is for our use and information. Absolutely no information or representation is being provided to you with respect to the status of the title to the property being conveyed. Bankers Title & Escrow Corporation is not acting as issuing agent for any title insurance company and no new title insurance policy is being issued in connection with this conveyance.

By signing this disclosure, you are agreeing to hold Bankers Title & Escrow Corporation harmless from any and all repercussions associated with your decision to have us prepare said document.

Witnessed this the 4 day of April, 2018.

I FULLY UNDERSTAND THE ABOVE DISCLAIMER AND REQUEST BANKERS TITLE & ESCROW CORPORATION PREPARE A QUITCLAIM DEED FOR THE ABOVE REFERENCED PROPERTY.

GRANTOR:

Jo Findley

Jo Findley

GRANTEE:

Jo Findley

Jo Findley

Michael John Findley II

Scott Morrison Findley

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

New Owner:	Send Tax Bills To:	Map & Parcel No:
Jo Findley, Michael John Findley II and Scott Morrison Findley 808 Cobble Cove Nashville, TN 37211	Countrywide Home Loans 801 Crescent Circle Dr, #510 Franklin, TN 37067	172-15-A-46.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Jo Evelyn Findley**, the Grantor, has bargained and sold, and do hereby transfer, convey and quitclaim unto **Jo Evelyn Findley and Michael John Findley II and Scott Morrison Findley, as Joint Tenants with the Right of Survivorship** the Grantees, their heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 112 on the Plan of Holt Woods, Section Four, of record in Book 9700, Page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property to Michael J. Findley and wife, Jo Evelyn Findley, by Warranty Deed from Shirley J. Richmond, unmarried, of record 20041005-0119615, Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 5, 2004.

Michael J. Findley having died on October 14, 2016, leaving Jo Evelyn Findley as his surviving heir.

This is improved property known as 808 Cobble Cove, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 4 day of April, 2018.

GRANTOR: Jo Evelyn Findley

Jo Evelyn Findley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Jo Evelyn Findley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Brentwood Tn, this 4 day of April, 2018.

Robin S. Edwards
NOTARY PUBLIC

My Commission Expires: 3/24/2019

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 4 day of April, 2018.

Robin S Edwards
NOTARY PUBLIC

My Commission Expires 3/24/2019

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY