Karen Y Johnson Davidson County
Batch# 175111 DEEDQC
12/18/2018 09:03:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181218-0122700

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Carl F. Cotten, Jr.
1338 McAlpine Ave.
Nashville, TN 37216

Send Tax Bills To
Same

Map-Parcel No.
061 16 0 213.00

Quitclaim Deed

Grantor: Shirley J. Cotten (widow)
Grantee: Carl F. Cotten, Jr.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING the westerly 8 feet on the northerly 200 feet of Lot No. 60 and the easterly 53.1 feet on the northerly 200 feet of Lot No. 58 on the Map of Kennedy and Graves Subdivision of Blocks "C" and "D" of Monte Vista, as of record in Book 843, Page 14, Register's Office.

SAID parts of said lots adjoin and front together 61.1 feet on the southerly side of Alpine Avenue, formerly McAlpine Avenue, and runs back between parallel lines, as measured from the center line of said Avenue, 200 feet to a dead line.

Being the same property conveyed to Carl F. Cotten and wife, Shirley J. Cotten, by deed from Truman D. Raines, Deborah Jo Raines Ridings and husband, James Robert Ridings, of record in Book 7764, Page 799, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1338 McAlpine Ave., Nashville, TN.

Carl F. Cotten and Shirley J. Cotten were married in Springfield, Tennessee on June 9, 1955. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Carl F. Cotten in Davidson County, Tennessee on October 25, 2015; and Shirley J. Cotten conveys as surviving tenant by the entirety

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

Shirley J Cotten Sherry L Hesson - POA
Shirley J. Cotten by Sherry L. Hesson as Attorney in Fact
Grantor

State of Tennessee
County of Sumner

On December 10, 2018, before me personally appeared Sherry Hesson, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Shirley J. Cotten, and who acknowledged that she executed the same as attorney-in-fact for Shirley J. Cotten.

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Carl F. Cotten, Jr.
Grantee

Sworn to and subscribed before me on December 10, 2018.

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, 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 and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Debra King, a notary public for this county and state, Chelle Guidry, 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: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER