Karen Johnson Davidson County
Batch# 194089 DEEDQC
02/11/2019 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190211-0012732

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Monica D. Cody 1017 Tonyawood Drive Old Hickory, TN 37138
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	63-16-B-167.00

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Monica D. Cody FKA Monica D. Baker** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Monica D. Cody**, (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Being Lot No. 249 on the plan of Hampton Park (formerly known as Chitwood Downs) as shown on plat of record in Book 6900, Pages 550 through 552, as amended in Book 7462, Page 445, in Book 8110, Page 401, and in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George M. Baker, Jr. and wife, Monica D. Baker from Fox Ridge Homes, Inc.,, by a Warranty Deed recorded on July 15, 1998, in Book 11029, Page 262, Register's Office for Davidson County, Tennessee.

George M. Baker, Jr., conveyed his interest in said property to Monica D. Baker by a Quitclaim Deed recorded on August 16, 2004, in Instrument No. 20040816-0098903, said Register's Office. Monica D. Baker is now known as Monica D. Cody.

Borrower warrants that the subject property is not her marital residence and is not subject to any marital interest therein.

This property has a common address of: 1017 Tonyawood Drive, Old Hickory, TN 37138

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of February 2019.

X Monica D. Cody FKA Monica D. Baker
Monica D. Cody FKA Monica D. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Monica D. Cody FKA Monica D. Baker**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of February 2019.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is ~~$10.00~~. $ Zero MC

X Monica D Cody
Affiant

Subscribed and sworn to before me this 5th day of Feb 2019.

Notary Public
My Commission Expires _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1901K010

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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

x _____
Signature

State of TN
County of Davidson

Personally appeared before me, Mary Kathryn Charlton, a notary public for this county and state, Cindy S. Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public
My Commission Expires: 7-8-19

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY