QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 242676 DEEDQC
06/13/2019 09:02:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190613-0056704

R-CB-18-2209

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

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 4th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George W. Cotton & Areca K. Cotton and Christopher S. Cotton	**NEW OWNER**	
(NAME)	(NAME)	
2209 Elliott Avenue		**105-14-21.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE W. COTTON AND WIFE, ARECA KAY COTTON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GEORGE W. COTTON AND ARECA K. COTTON, HUSBAND and WIFE, and CHRISTOPHER S. COTTON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 72 on the Plan of Waverly Place, as of record in Plat Book 57, Page 95, Register's Office for said County, described according to a survey by John Kohl, dated December 28,1974, as follows:

Beginning at a point in the westerly margin of Elliott Avenue 62 1/2 feet south of the southerly margin of an alley; thence westerly parallel to the margin of said alley, 126 feet to a point; thence southerly 62 1/2 feet to a point; thence easterly 140 feet more or less to the westerly margin of Elliott Avenue; thence with the margin of the same, northerly 62 1/2 feet to the point of beginning.

Being the same property conveyed to George W. Cotton and wife, Areca Kay Cotton by Quitclaim Deed from Edwin Tobias Ruth, recorded August 8, 2007 in Instrument No. 20070808-0094741 and further being the same property conveyed to George W. Cotton and Edwin Tobias Ruth by Warranty Deed from Johnnie M. Talley, unmarried, recorded December 27, 2005 in Instrument No. 20051227-0153633, Register's Office for Davidson County, Tennessee.

This is
[ ] unimproved
[X] improved property known as: **2209 Elliott Avenue, Nashville, Tennessee 37204**.

Witness my/our hand(s) this the 4th day of June, 2019.

George W. Cotton
George W. Cotton

Areca Kay Cotton
Areca Kay Cotton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George W. Cotton and Areca Kay Cotton , the within named bargainors, 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 for the purposes therein contained.

Witness my hand and official seal, this the 4th day of June, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212