Karen Johnson Davidson County
Batch# 267312 DEEDQC
08/06/2019 09:42:18 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190806-0077918

Prepared By:
Erika Patrice Cotton
213 Dry Creek Pointe Ct
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Erika Cotton, Affiant
Subscribed and sworn before me this the
6 Day of August, 2019.
Brandi Weis, Deputy Register

QUITCLAIM DEED

On **June 28th, 2019**, THE GRANTOR, Phillip Daniel Cotton Jr., an individual, does enter into this agreement.

The Grantor, for and in consideration of the sum of **$10.00 (ten dollars)** and/or other good and valuable consideration, conveys, releases, and quitclaims to the following GRANTEE property described by this Deed:

Erika Patrice Cotton, an individual

The Grantor quitclaims the following described real estate, situated at the following address:

213 Dry Creek Pointe Ct
Goodlettsville, TN 37072

The property being quitclaimed has the following legal description:

ALL THAT CERTAIN LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING LOT NUMBER 10 ON THE PLAN OF DRY CREEK POINTE, SECTION ONE, OF RECORDS IN PLAT BOOK 7900, PAGE 737, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HERBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM J.P. SELLERS, AS CO-TRUSTEE TO BACK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP BY DEED DATED 08/31/2011, RECORDED 09/08/2011, AS DOCUMENT NO. 20110908-0069663, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Current Source of Title:
20120222-0015355

The property being quitclaimed has the following tax parcel number:

033 04 0B 010.00

Future tax statements should be mailed to the following address:

Erika Cotton
213 Dry Creek Pointe Ct
Goodlettsville, TN 37072

The Grantor does hereby convey, release, and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee, and to the Grantee heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

NOTICE - THE GRANTEE, AS EVIDENCED BY THEIR SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, ARE FULLY AWARE OF THE FACT THAT THE GRANTEE(S) MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE AS TO THE PROPERTY CONVEYED TO THEM IN THIS DEED RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL.

GRANTOR SIGNATURES:

Phillip Daniel Cotton, Jr.
3819 Dickerson Pike
Nashville, TN 37207

6-28-19
Date

STATE OF Tennessee, COUNTY OF Davidson:

On this 28 day of June, 2019, before me, Jessica Shortt, personally appeared **Phillip Daniel Cotton Jr.** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

JESSICA J SHORTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

My commission expires: 5-3-21

GRANTEES SIGNATURES

Erika Cotton

Erika Patrice Cotton
213 Dry Creek Pointe Ct
Goodlettsville, TN 37072

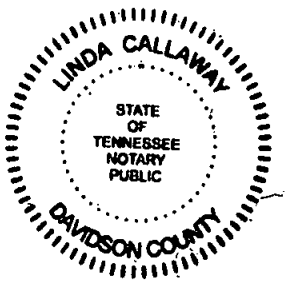
7.3.2019
Date

STATE OF Tennessee, COUNTY OF Davidson:

On this 3rd day of July, 2019, before me, _____, personally appeared **Erika Patrice Cotton** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Linda Calloway
Notary Public



My commission expires: 3/8/21