PREPARED BY:
SHANNON WILSON RIVERS, ESQ
1100 Peachtree Street NE, Suite 200
Atlanta, Georgia 30309

WHEN RECORDED MAIL TO:
THE GRIFFIN FIRM PLLC
1100 Peachtree Street NE, Suite 200
Atlanta, Georgia 30309

Karen Johnson Davidson County
Batch# 334338 DEEDQC
12/26/2019 10:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191226-0132978

QUITCLAIM DEED

THIS DEED made this 11 day of January 2019, between ZANDRAETTA L. TIMS-COOK, an individual resident of the State of Georgia, as party of the first part, GRANTOR,

and

ZANDRAETTA L. TIMS-COOK, as Trustee of the TIMS-COOK FAMILY TRUST dated December 17, 2018, as party of the second part, GRANTEE.

As party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITHNESSETH that this no consideration deed transfers an interest in real property to Grantor's living trust in which Grantor is the primary beneficiary. Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Property Address: 909 Chadfield Court, Antioch, Tennessee 37013.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right to title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness LaToya Lewis

ZANDRAETTA L. TIMS-COOK, Grantor

Witness

Subscribed and sworn to me on this 11th day of January 2019.

Notary Public
My commission expires: 9/12/21

SHANNON WILSON RIVERS
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
9/12/2021

Exhibit "A"

Land in Davidson County, Tennessee being Lot No. 103 on the Plan of Chadfield, Section One, of record in Book 7900, Page 836, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip Graham and wife, Janie S. Graham by Warranty Deed from Radnor Homes, Inc. of record in Book 10234, Page 498, Register's Office for Davidson County, Tennessee, dated October 18, 1996. *** Philip Graham now being deceased ***

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 836, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9540, Page 634, Register's Office for Davidson County, Tennessee.

Charter HOA of record in Book 9540, Page 629, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9540, Page 673, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 909 Chadfield Court, Antioch, Tennessee 37013.

Map/Parcel ID Number 149-13-097.

True Copy Certification

I, SHANNON WILSON RIVERS, 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.

Signature

State of GEORGIA

County of Cobb

Personally appeared before me, James Reilly, a notary public for this county and state, Shannon Wilson Rivers, 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: Sept. 11, 2023
Notary' Seal (if on paper)

JAMES I REILLY
NOTARY PUBLIC
Henry County
State of Georgia
My Comm. Expires Sept. 11, 2023