THIS INSTRUMENT PREPARED BY:

J. KASEY TALBOTT, Attorney at Law

243 Flag Court
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Michelle L. Willard
3724 Hillbrook Drive
Nashville, TN 37211

SEND TAX BILLS TO: SAME

Map/Parcel: 148 01 0 092.00

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND J. KASEY TALBOTT SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

Karen Johnson Davidson County
Batch# 388793 DEEDQC
04/21/2020 09:05:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200421-0041457

QUITCLAIM DEED

(Map 148-01-0; Parcel 092.00)

THIS INSTRUMENT made and entered into on this the 11 day of April, 2020, by and between **MEGAN COCHRANE,** ("Grantor"), and **MICHELLE L. WILLARD,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantees, Grantees' heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 7, Hillbrook Section II, according to plat and survey of same appearing of record in Plat Book 3300, Page 12, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

SAID lot fronts 93 feet on the Easterly side of Hillbrook Drive and runs back 160.5 feet on the Northerly line and 139.8 on the Southerly line to a dead line in the rear on which it measures 96 feet.

BEING the same property conveyed to Michelle L. Willard, unmarried, by Warranty Deed dated February 24, 2010, from Jean Whitmire, unmarried and Sandra Strickland, married, recorded February 26, 2010 in Instrument No. 20100226-0014904, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated April 20, 2017, the said Michelle L. Willard, unmarried, conveyed all their right, title, and interest in the subject property to Michelle L. Willard and Megan Cochrane, married as joint tenants with rights of survivorship, recorded April 21, 2017, in Instrument Number 20170421-0039379, in said Register's Office.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 3724 Hillbrook Drive, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 11 day of Apr. 1, 2020.

MEGAN COCHRANE

STATE OF TENNESSEE)

COUNTY Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MEGAN COCHRANE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oaths acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of Apr. 1, 2020.

Notary Public

My Commission Expires January 8, 2024

My Commission Expires:

STEPHANIE HING (SEAL) NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.00.

Affiant

Sworn to and subscribed before me this 16 day of April, 2020.

Notary Public

My Commission Expires May 15th, 2021

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN