THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
VALERIA J COOK
1009 Dove Creek Ct
Antioch, TN 37013

Mail Tax Statements to:
VALERIA J COOK
1009 Dove Creek Ct
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 408843 DEEDQC
06/02/2020 10:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200602-0056439

QUITCLAIM DEED

THIS INDENTURE, Made this 15 day of May, 2020 by and between Dereck L. Cook and Valeria J. Cook, formerly husband and wife, now divorced pursuant to the Final Divorce Decree dated October 2, 2019 in Case No. 2018-D-1850 of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Valeria J. Cook, a single woman of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 1009 Dove Creek Ct, Antioch TN 37013).

BEING the same premises which Cynthia M Ownby Stevens, married fka Cynthia M Ownby, unmarried in deed dated June 28, 2002 and recorded July 5th, 2002 in the DAVIDSON County Recorder's Office in Deed Instrument # 20020705-0080698, granted and conveyed to Dereck L. Cook and wife, Valeria J. Cook.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Dereck L. Cook

Dereck L. Cook

Valeria J. Cook

Valeria J. Cook

State of Tennessee

County of Davidson (SS)

On this 15 day of May in the year 2020 before me, the undersigned notary public, personally appeared Dereck L Cook + Valeria J Cook known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

Carol DiGiore

Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 100.00

Dereck L. Cook Valeria J Cook

Affiant

Subscribed and sworn to before me this 15 day of May, 2020

Carol DiGiore

Notary Public
My Commission Expires: 5-2-22

File No: 358459

TAXPAYER/OWNER: VALERIA J COOK
ADDRESS: 1009 Dove Creek Ct, Antioch TN 37013

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

Exhibit A

File No.: 358459

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 406 of Final P. U. D. Plan Phase I Somerset Subdivision, of record in Plat Book 6900, Pages 690 and 691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property as conveyed from Cynthia M. Ownby Stevens, married (fka Cynthia M. Ownby, unmarried) to Dereck L. Cook and wife, Valeria J. Cook as set forth in Deed Instrument #20020705-0080698 dated 06/28/2002, recorded 07/05/2002, DAVIDSON County, TENNESSEE.

Tax ID: 15007052000

True Copy Certification

I, Travis Jeffries, 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.

Travis Jeffries
Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, Norma Ortega, a notary public for this county and state, Travis Jeffries who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Norma Ortega
Notary's Signature

My Commission Expires: 09/14/2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NORMA ORTEGA
Notary Public
HOPEWELL TWP, BEAVER COUNTY
My Commission Expires Sep 14, 2020