Karen Johnson Davidson County
Batch# 409744 DEEDQC
06/03/2020 01:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200603-0057100

THIS DOCUMENT PREPARED BY:

PAUL A. GONTAREK
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-NONE-.

Frances A. Cox
Frances A. Cox, Affiant

Subscribed and sworn to before me, this 18th day of May, 2020.

Notary Public

My Commission Expires: 3-1-2023

DESTINEE MARIE GRIFFIN
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires Mar. 1, 2023

Address of New Owners:	Send Tax Bills To:	Parcel Identification No.
Frances Annette Cox 70 Village Green Circle Smyrna, GA 30080	-SAME-	061 16 0 145.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Frances Annette Cox, Trustee of the Frances Annette Cox Revocable Trust Agreement dated April 7, 2015 (the "Trust"),** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Trust pursuant to the provisions of the Trust, hereby releases, remises and quitclaims unto **Frances Annette Cox** all of its right, title and interest in and to a certain parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

As a result of this conveyance, said Frances Annette Cox, will own a one-half (1/2) interest of the subject property.

WITNESS my hand this the 18 day of May, 2020.

Frances Annette Cox

Frances Annette Cox, Trustee of the Frances Annette Cox Revocable Trust dated April 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frances Annette Cox, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18TH day of MAY, 2020.

Notary Public

My Commission Expires: 3-1-2023

DESTINEE MARIE DEFILLIPO
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires Mar. 1, 2023

EXHIBIT A
(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 24 of Block "C" on the Map of Greenland Estates, as shown on plat of record in Book 974, Page 13, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the Northeasterly side of Greenland Avenue and runs back between parallel lines 175 feet to a dead line. This plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Frances Annette Cox, Trustee of the Frances Annette Cox Revocable Trust dated April 7, 2015 by deed from Frances Annette Cox of record as Instrument No. 20150518-0045331, Register's Office for Davidson County, Tennessee.

This is improved property known as 1345 Greenland Avenue, Nashville, Tennessee 37216.

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, 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.

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul A. Gontarek, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

