Karen Johnson Davidson County
Batch# 440823 DEEDQC
07/20/2020 02:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200720-0079462

This Instrument Prepared with Information Furnished by the Parties and should be returned to:

Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 20th day of July, 2020.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15/2021
COUNTY OF WILLIAMSON

Notary
Commission Expires:

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE NFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily Cooper and Cody Cooper 911 Curdwood Blvd. Nashville, TN 37216	NEW OWNER	061-10-0-160.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Emily Vaughn Johnson, a married woman**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Emily Johnson Cooper and husband, Cody Ryan Cooper**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the East one-half of Lot No. 13 on the Map of Maplewood Manor Subdivision of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the North side of Maplewood Boulevard and runs back between lines, 275 feet 9 inches on the East line and 277 feet one inch, more or less on the West line to a dead line on which it measures 50 feet.

Being the same property conveyed to Regina L. Canaday, a single person by Special Warranty deed from Deutsche Bank National Trust Company as Trustee under the Pooling and Servicing Agreement dated as of July 1, 2004 Morgan Stanley ABS Capital I Inc. Trust 2004-HES Mortgage Pass-Through Certificates, Series 2004-HES, a national banking association organized and existing under the laws of the United States America of record in instrument No. 20100301-0015278 Register's Office for Davidson County, Tennessee, dated February 01, 2010 and recorded on March 01, 2010.

Being the same property conveyed to Emily Vaughn Johnson, a married woman, by Warranty Deed from Regina L. Canaday, unmarried dated May 25, 2018 and recorded on May 30, 2018 in Instrument No. 20180530-0051467, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years.

- Plan of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee.

- Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4337, Page 126, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein.

Being also known as 911 Curdwood Blvd., Nashville, TN 37216.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Signature Page Follows)

(Signature Page for Quitclaim Deed)

Witness my hand this 20 day of July, 2020.

Emily V Johnson n/k/a Emily Johnson Cooper

Emily Vaugn Johnson n/k/a Emily ~~Vaughn~~ Cooper
Johnson KW

STATE OF Tennessee

COUNTY OF Williamson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Emily Vaugn Johnson n/k/a Emily Vaughn Cooper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of July, 2020.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5-23-23

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

