Karen Johnson Davidson County
Batch# 455573 DEEDQC
08/13/2020 07:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200813-0090379

This instrument prepared by:
Acuity National Real Estate Solutions, LLC
d/b/a Freibert & Mattingly Title Group, LLC
Shawn R. Freibert
Attorney at Law

Prepared By:
Freibert & Mattingly Title Group, LLC

Shawn R. Freibert
800 Lily Creek Road, Ste 102
Louisville, KY 40243

File No.: 31927

Maximum principal indebtedness for Tennessee recording tax purposes is $ -0-

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of 10 day of August, 2020, by and between Cote, LLC, a Tennessee limited liability company, party of the first part to Jose R. Ferreira and Silvia M. Liebmann, husband and wife, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the County of Davidson, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The property is improved with an address of: **1457 Ohara Drive, Antioch, Tennessee 37013**

This conveyance is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(3)(E).

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Cote, LLC, a Tennessee limited liability company
Ferreira, member
Jose R.

STATE OF **Tennessee**

COUNTY OF Williamson

Personally appeared before me, Daryle R. Dowell Jr (name of notary public), Jose R. Ferreira, member of Cote, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 10th day of August, 2020.

DARYLE R. DOWELL JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 3/10/2024

STATE OF **Tennessee**

COUNTY OF Williamson

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

Jose R. Ferreira Julie M Hebmann

Affiant

Subscribed and sworn to before me this the 10th day of August, 2020.

Notary Public

My Commission Expires: 3/10/2024

DARYLE R. DOWELL JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
174-11-0A-530.00

NAME AND ADDRESS OF A PROPERTY OWNER:
Jose R. Ferreira and Silvia M. Liebmann
1457 Ohara Drive
Antioch, TN 37013

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Jose R. Ferreira and Silvia M. Liebmann
1840 Charity Drive
Brentwood, TN 37027

EXHIBIT 'A'

All the following land in Smith County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 101 on the plan of Cane Ridge Farms Phase Three, Section One as shown by plat of record at instrument No. 20070703-0079200 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jose R. Ferreira, married, by Special Warranty Deed dated March 20, 2017, recorded on March 21, 2017 of record in Deed Instrument No. 20170321-0027317, in the Office of the Clerk of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Cote, LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 18, 2018, recorded on July 24, 2018 of record in Deed Instrument No. 20180724-0072171, in the Office aforesaid.

TRUE COPY CERTIFICATION

I, DENNIS MATTINGLY, 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.

Dennis Mattingly

STATE OF KENTUCKY
COUNTY OF JEFFERSON/STATE AT LARGE
Personally, appeared before me, Shella R. Denton, a notary public for this county and state, Dennis Mattingly who acknowledges that this certification of an electronic document is true and corrected and whose signature I have witnessed.

Shella R. Denton

My Commission Expires 12/09/2022
Notary Seal

Shella R. Denton
Notary Public, ID No. 612636
State at Large, Kentucky
My Commission Expires on Dec. 9, 2022