20-CD-787

**Register Return to:**
**Land Title South, Inc.**
**3326 Aspen Grove Dr.**
**Suite 400**
**Franklin, TN 37067**

Karen Johnson Davidson County
Batch# 521070 DEEDQC
11/25/2020 10:27:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201125-0138312

PREPARED BY AND RETURN TO:

Land Title South Inc.
3326 Aspen Grove Dr. Ste 400
Franklin TN. 37067

| ADDRESS OF NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Tyler Glenn Cobb &<br>Michelle Heather Balaklaw Cobb<br>3321 Lealand Lane<br>Nashville, TN 37204 | New Owner |

**TAX MAP - PARCEL NUMBERS: 11809026200**

# Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, we, **Tyler Cobb and Michelle Balaklaw,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **Tyler Glenn Cobb & Michelle Heather Balaklaw Cobb, their** heirs and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1-B, on the Plan of Zone Lot Division of Lots 1 and 3, Binkley Subdivision, of record in Book 6250, page 967, which amended Book 6200, page 325, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Michelle Balaklaw is now known as Michelle Heather Balaklaw Cobb by marriage

Being the same property conveyed to Tyler Cobb and Michelle Balaklaw, as Tenants in Common with rights of survivorship, by Warranty Deed, from Wesley K. Hartig and Allison L. Hartig, husband and wife, dated July 27, 2016, recorded August 3, 2016, of record in Instrument No. 20160803-0079943, Register's Office for Davidson County, Tennessee.

This property commonly known as: 3321 Lealand Lane, Franklin TN 37204

WITNESS MY HAND on this the 17 day of November, 2020.

Michelle Balaklaw
**Michelle Balaklaw**

**Tyler Cobb**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

***PERSONALLY APPEARED BEFORE ME***, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Michelle Balaklaw and Tyler Cobb with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 17th day of November, 2020.

LESLIE M. COLLUM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 08, 2022
COUNTY OF DAVIDSON

My commission expires:

Leslie M Collum
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

***I HEREBY SWEAR OR AFFIRM*** that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 17th day of November, 2020.

Affiant

**SWORN TO AND SUBSCRIBED BEFORE ME**, this the 17th day of November, 2020.

My commission expires:

Leslie M Collum
Notary Public

LESLIE M. COLLUM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 08, 2022
COUNTY OF DAVIDSON