AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280189691

Karen Johnson Davidson County
Batch# 559129 DEEDQC
01/22/2021 03:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210122-0010100

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 108 03 0 052.00

**mail tax bills to:**
**Melissa F Cotter**
**3048 CASA Drive, Nashville, TN 37214**

## QUIT CLAIM DEED

THIS DEED made and entered into on this 15 day of January, 20 21, by and between **MELISSA F. COTTER F/K/A MELISSA F. SMITH, A MARRIED WOMAN WHO ACQUIRED TITLE AS UNMARRIED, JOINED IN EXECUTION BY HER SPOUSE, JASON CHRISTOPHER COTTER,** a mailing address of 3048 CASA DRIVE, NASHVILLE, TN 37214, hereinafter referred to as Grantor(s) and **MELISSA F. COTTER, A MARRIED WOMAN,** a mailing address of 3048 CASA DRIVE, NASHVILLE, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3048 CASA DRIVE, NASHVILLE, TN 37214

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

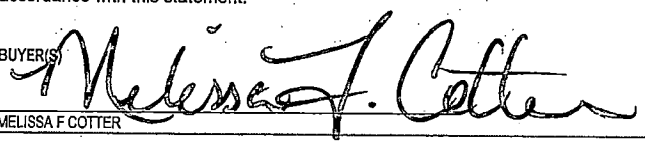
Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20080813-0083311, recorded on 08/13/2008 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Radian Settlement Services Inc. to cause the funds to be disbursed in accordance with this statement.

BUYER(S)



MELISSA F COTTER

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Melissa F. Cotter aka Melissa F Smith

**MELISSA F. COTTER F/K/A MELISSA F. SMITH**

Jason Cotter

**JASON CHRISTOPHER COTTER**

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STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, MELISSA F. COTTER F/K/A MELISSA F. SM and JASON CHRISTOPHER COTTER, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 15 day of January, 20 21.

Notary Public
My Commission expires: 3.4.24

DEREK TRUELOVE III
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

**EXHIBIT A**
**LEGAL DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 100 ON THE PLAN VILLA SECTION 5 OF RECORD IN PLAT BOOK 5200, PAGE 633, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LINDA K. HOLLAND, UNMARRIED, BY DEED OF RECORD IN BOOK 11417, PAGE 766, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID: 108 03 0 052.00

PROPERTY COMMONLY KNOWN AS: 3048 CASA DRIVE, NASHVILLE, TN 37214

# TENNESSEE NOTARIAL CERTIFICATE
## (COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Vernne Vargas [Name of Person making Certification], 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.

State of Pennsylvania

County of Allegheny

Personally appeared before me DeAnna Lynn Barton [Name of Notary], a notary public for this county and state, Vernne Vargas [Name of Person making Certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DeAnna Lynn Barton
Notary's Signature

Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries

My commission expires: 4/11/2023

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