Karen Johnson Davidson County
Batch# 595629 DEEDQC
03/19/2021 11:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210319-0036671

File Number: 20125356R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Brittany Cox, 1905 Gulf Breeze Place, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20125356R-QCD **052 08 0A 004.00**

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Brittany Cox f/k/a Brittany T. Buggs, a formerly single woman, joined by spouse **Montrel Cox**, whose mailing address is **1905 Gulf Breeze Place, Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Brittany Cox**, married, hereinafter grantee, whose tax mailing address is **1905 Gulf Breeze Place, Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

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. 4 ON THE PLAN OF

HERON WALK SECTION 1, PHASE 1 OF RECORD IN PLAT BOOK 9700, PAGE 173, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL BYLAWS, COVENANTS, ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, AND EASEMENT AND RIGHTS FOR PUBLIC UTILITIES, APPLICABLE TO THIS PROPERTY; AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND PAID BY THE GRANTOR(S) HEREIN.

BEING THE SAME PREMISES CONVEYED UNTO BRITTANY T. BUGGS, A SINGLE WOMAN, BY VIRTUE OF WARRANTY DEED FROM BRIAN MATTHEW WEGENKA, AN UNMARRIED MAN, DATED JANUARY 31, 2017, RECORDED FEBRUARY 1, 2017, IN INSTRUMENT: 20170201-0010963 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address is: 1905 Gulf Breeze Place, Madison, TN 37115

Parcel ID: 052 08 0A 004.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on MARCH 12, 2021:

Brittany Cox f/k/a Brittany T. Buggs

Montrel Cox

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on MARCH 12, 2021 by **Brittany Cox f/k/a Brittany T. Buggs** and **Montrel Cox** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Commission Expires : 03/20/2024

State of TN
County of DAVIDSON

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

Subscribed and sworn to before me

This 12TH day of MARCH, 2021.

Brittany Cox
Affiant

Brittany Cox
Print Name

(Seal) JEFFREY STEVEN WYNN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

Notary Public

My commission expires:

03/20/2024

Jeffrey Steven Wynn
Print Name

CTIC# _____

True Copy Certification

I, WINTER CONNELL, 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 FL

County of BREVARD

Personally appeared before me, MATTHEW EUBANKS, a notary public for this county andstate, WINTER CONNELL who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: FEB. 3, 2025
Notary' Seal (if on paper)

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.