Karen Johnson Davidson County
Batch# 595845 DEEDQC
03/22/2021 07:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210322-0036936

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Maxine W. Cox
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2021

Rene Porter
NOTARY PUBLIC

My commission expires: 11/19/24

RENE PORTER STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 11-19-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Maxine W. Cox 842 N. Hillview Court Brentwood, TN 37027	Same address as new owner	MAP 159.00-0 PARCEL 173.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Maxine W. Cox, surviving spouse,** hereinafter called the Grantor, has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Maxine W. Cox, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 25 on the Plan o Boker Heights, Section 3, as of record in Book 4300, page 62, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James K. Cox and wife, Maxine W. Cox by Warranty Deed from Gerald Smith, unmarried, of record in Book 7240, page 420, as re-recorded in Book 7250, page 26, Register's Office for Davidson County, Tennessee. The said James K. Cox having since died leaving Maxine W. Cox as owner of fee simple title as surviving tenant by the entirety.

This conveyance is made subject to all matters as shown on plat of record in Book 4300, page 62; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 842 N. Hillview Court, Bentwood, Tennessee 37027.

WITNESS MY HAND, this 18th DAY OF MARCH, 2021

Maxine W. Cox

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Maxine W. Cox,** 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 seal, this 18th DAY OF MARCH, 2021.

Notary Public

Printed Notary Name

My commission expires: 11/19/24

RENE PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 11-19-2024

True Copy Certification

I, **Jennifer L. 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022