Karen Johnson Davidson County
Batch# 613066 DEEDQC
04/12/2021 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210412-0048647

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $-0.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 9th day of April, 2021.

D. Paulsson
Notary Public

My commission expires: 10 21 2024

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Mary Catherine Cooper	New Owner	04414011300
1401 8th Street		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, AGNES AND CLYDE PROPERTIES, LLC, a Tennessee limited liability company, herein called "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MARY CATHERINE COOPER and JILL WEIDA, Tenants in Common, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63, Section 1, Rolling Green, of record in Book 1424, Page 75, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Agnes and Clyde Properties, LLC by quitclaim deed from Jill Weida and Mary Catherine Cooper dated 5/17/19 of record in Instrument No. 20190517-0046834, Register's Office for Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Rutherford County, Tennessee.

By way of recital, this is improved property bearing the street address of 1401 8th Street, Old Hickory, TN 37138.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 9th day of April, 2021.

AGNES AND CLYDE PROPERTIES, LLC

BY: _____
MARY CATHERINE COOPER

BY: _____
JILL WEIDA

ITS: MEMBERS

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, the within named Mary Catherine Cooper and Jill Weida , whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she/they is/are the Members of Agnes and Clyde Properties, LLC, a Tennessee limited liability company, and that he/she/they is/are authorized by Agnes and Clyde Properties, LLC to execute this document on its behalf.

Witness my hand and official seal at office this 9th day of April, 2021.

_____
Notary Public

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

202104120048647

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY