QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 613931 DEEDQC
04/13/2021 11:28:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210413-0049080

W-SB-C21-20-3125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/24/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-24-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James H. Cook, a married man and Jermall D. Lyons, a married man	**New Owner**	
(NAME) **1301 Bell Grimes Lane,**	(NAME)	**060-04-0-074.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES H. COOK, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES H. COOK, A MARRIED MAN AND JERMALL D. LYONS, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

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. 63 on the Plat of Oak Park Subdivision, Section 1, of record in Book 3600, Page 84, Registers Office for said County.

Said Lot No. 63 fronts 90 feet on the Easterly side of Oak Ridge Drive and extends back 154.14 feet on the Northerly line and 147.95 feet on the Southerly line to a dead line in the rear, which is a broken line, measuring 91.20 feet thereon.

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. 63 on the Plat of Oak Park Subdivision, Section 1, of record in Book 3600, Page 84, Registers Office for said County.

Said Lot No. 63 fronts 90 feet on the Easterly side of Oak Ridge Drive and extends back 154.14 feet on the Northerly line and 147.95 feet on the Southerly line to a dead line in the rear, which is a broken line, measuring 91.20 feet thereon.

Being the same property conveyed to James H. Cook, a married man by Warranty Deed from Lynda Jean Fisher (unmarried), Terresa F. Brown, Ashley Lynn Thomas of record in Instrument No. 20201130-0138988, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3125 Oak Ridge Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 7th day of April, 2021.

James H. Cook

James H. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. COOK, the within named bargainor, 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 official seal, this the 7th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212