Karen Johnson Davidson County
Batch# 712390 DEEDQC
09/09/2021 02:36:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210909-0120969

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Monica D. Cody, et al.
1017 Tonyawood Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
063 16 0B 167.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in my property while retaining a life estate, I, **MONICA D. CODY,** (a single individual) Grantor, do hereby quitclaim and convey unto my children, **BRANDON HOLT** and **BRIANNA BAKER,** with the right of survivorship between them, his/her heirs and assigns, all remainder rights, title and interests in my property while retaining a life estate in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

BEING Lot No. 249 on the plan of Hampton Park (formerly known as Chitwood Downs) as shown on plat of record in Book 6900, Pages 550 through 552, as amended in Book 7462, Page 445, in Book 8110, Page 401, and in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Monica D. Cody by deed from Monica D. Cody, FKN as Monica D. Baker, of record as Instrument #20190211-0012732, Register's Office for Davidson County, Tennessee; and **BEING** the same property conveyed to Monica D. Baker by deed from George M. Baker, Jr., of record as Instrument #20040816-0098903, Register's Office for Davidson County, Tennessee.

This is improved property known as 1017 Tonyawood Drive, Old Hickory, TN 37138

SAID property is conveyed subject to such limitations, restrictions and

encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 5th day of September, 2021.

MONICA D. CODY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 5th day of September, 2021, before me personally appeared **MONICA D. CODY,** bargainor, 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.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 09/07/2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS**.

AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 5th day of September, 2021.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 09/07/2024