QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 773414 **DEEDQC**
12/14/2021 11:31:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211214-0165162

O-SWBC-21-3323

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 3rd DAY OF December 20 21

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Andy M. Cox and Sara E. Cox, husband and wife	**SWBC**	
(NAME) **3323 Mimosa Dr,**	(NAME) **9311 SAN PEDRO #100**	**133-07-0-104.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **SAN ANTONIO, TX 78216**	
(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, **ANDY M. COX AND SARA E. FLEMING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDY M. COX AND SARA E. COX, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Glencoe Acres, Section I of record in Plat Book 1835, Page (s) 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andy E. Cox, a single man and Sarah E. Fleming, a single woman, as tenants in common with right of survivorship by Warranty deed from David J. Cocchiarella and Kayla M. Cocchiarella, husband and wife of record in Instrument No. 20180911-0090084 Register's Office for Davidson County, Tennessee, dated September 7, 2018 and recorded on September 11, 2018. **Andy M. Cox was erroneously listed as Andy E. Cox in the prior deed of record and Sara E. Fleming was erroneously listed as Sarah E. Fleming in the prior deed of record. Sara E. Fleming having since married Andy M. Cox and is now known as Sara E. Cox.**

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: **3323 Mimosa Dr, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 3 day of December, 2021.

Andy M. Cox

Sara E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDY M. COX AND SARA E. COX, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212