Karen Johnson Davidson County
Batch# 776514 DEEDQC
12/20/2021 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211220-0167502

Name and Address of New Owner:
Send Tax Bills To:
Lusheena Jones-Coofer
113 Vine Lane
Goodlettsville, TN 37072

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd
Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 033 03 0B 008.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lusheena Jones-Coofer, an unmarried woman** "the Grantor," convey and quitclaim unto **Lusheena Jones-Coofer, an unmarried woman and D'Onshuv'e Lyahmon Coofer, unmmarried, tenants in common with expressed rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Dry Creek Farms, Section 2, of record in Instrument No. 20040421-0045040, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lusheena Jones-Coofer, unmarried, by Warranty Deed from Beazer Homes Corporation, a Tennessee Corporation, of record in Instrument No. 20050420-0043902 and re-recorded in Instrument No. 20050524-0058303, in the Register's Office of Davidson County, Tennessee, dated April 18, 2005 and recorded on April 20, 2005.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

202112200167502

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27th day of November, 2021.

Lusheena Jones-Coofer (SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of November, 2021, before me personally appeared Lusheena Jones-Coofer to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of November, 2021.

Tanquanae Sharie Blacknall
Notary Signature
My commission expires: July 07 2025

TANQUANAE SHARIE BLACKNALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiants

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 27th day of November, 2021.

Tanquanae Sharie Blacknall
Notary Signature
My commission expires: July 07, 2025

TANQUANAE SHARIE BLACKNALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202112200167502

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/27/21.

Affiant Signature

12/14/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/14/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON