Name and Address of New Owner:
Lindsey Reinford and Kyle Reinford
1311 Monetta Avenue
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 780791 DEEDQC
12/28/2021 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211228-0170753

Send Tax Bills To:
Lindsey Reinford and Kyle Reinford
1311 Monetta Avenue
Nashville, TN 37216

This Instrument Prepared By:

American Guardian Title USA, Inc.
6162 North U.S. Highway 41
Apollo Beach, FL 33572

Map & Parcel No: 072-10-0-238

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, **William K. Cook and Tracy L. Cook, husband and wife,** "the Grantor," convey and quitclaim unto **Lindsey Reinford FKA Lindsey Cook and Kyle Reinford, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

TRACT NO. 1:
A lot or parcel of land in the 11th, formerly 16th, Civil District of Davidson County, Tennessee, described as follows:
BEGINNING on the northerly margin of Moneta Street (correctly, Monetta Avenue), at a point 206 feet east of the easterly margin of NorthviewAvenue, said point being the southeast corner of the property conveyed to H. E. Carrier and wife by deed from E. B. Racker and wife, of record in Book 607, Page 384, Register's Office for said county; thence, with said Carrier's easterly line northwardly 220 feet more or less, to the southwest corner of the property conveyed to E. P. Trotter and wife, by deed from E. B. Racker and wife, of record in Book 641, Page 346, said Register's Office; thence, with said Trotter's southerly line, eastwardly 42 feet; thence southwardly 220 feet more or less to the northerly margin of Moneta Street (correctly, Monetta Avenue); thence, with the same westwardly 42 feet to the BEGINNING.

TRACT NO. 2:
LAND in the 11th, formerly the 10th, Civil District of Davidson County, Tennessee, being a part of the Old Litton Tract or Land, describes as follows:
BEGINNING on the northerly margin of Moneta Avenue (correctly, Monetta Avenue), 90 feet easterly from the southeast corner of the property conveyed to L. S. Vivrette et al by Deed from Crockett W. Smith and wife, of record in Book 989, Page 73, Register's Office for said county; thence, northerly and parallel to Vivrette's westerly line 200 feet to a point; thence, easterly and parallel to Moneta Avenue (correctly, Monetta Avenue), 10 feet to the line between Vivrette and Frazer; thence southerly along the line between Vivrette and Frazer 200 feet to a point in the northerly margin of Moneta Avenue (correctly, Monetta Avenue);

thence, westerly, along said northerly margin of Moneta Avenue, 10 feet to the point of BEGINNING.

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 GRANTEES, 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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 17th day of December, 2021.

_____(SEAL)
William K. Cook

_____(SEAL)
Tracy L. Cook

STATE OF CALIFORNIA
COUNTY OF San Francisco

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 17th day of December, 2021, by William K. Cook and Tracy L. Cook.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known:_____ OR Produced Identification:✓
Type of Identification
Produced: Drivers License

MAY GACUTAN-ALFEREZ
COMM. #2229978
Notary Public - California
San Mateo County
My Comm. Expires Feb. 1, 2022

202112280170753

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 $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Deborah Ferraro

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of ( ) physical presence or ( ) online notarization this 17th day of December, 2021, by Deborah Ferraro.

Signature of Notary Public
Print, Type/Stamp Name of Notary

ROBERT WALKER
MY COMMISSION # GG 224840
EXPIRES: June 4, 2022
Bonded Thru Notary Public Underwriters

Personally Known: ✓ OR Produced Identification:_____
Type of Identification
Produced:_____

True Copy of Certification

I, Deborah Ferraro, do hereby make oath that I am a licensed title agent 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 12/17/21

Signature 12/17/21

State of Florida
County of Hillsborough

Sworn to and subscribed before me this 17 day of December, 2021.

Notary Signature

My Commission Expires:_____
Notary' Seal (if on paper)

ROBERT WALKER
MY COMMISSION # GG 224840
EXPIRES: June 4, 2022
Bonded Thru Notary Public Underwriters

Derivation Clause

Being the same property conveyed to Lindsey Cook, Kyle Reinford, William K. Cook and Tracy L. Cook by Warranty Deed dated 06/26/2015 from Peter Jones, unmarried of record in Instrument 201507020064413, Register's Office for Davidson County, Tennessee.

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