Name and Address of New Owner:
Nichole Rochelle Cole and Mackenzie Anne MacDougall
1716 Neal Terrace
Nashville, TN 37203

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 10511018100

Karen Johnson Davidson County
Batch# 784276 DEEDQC
01/04/2022 11:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220104-0001131

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, **Nichole Rochelle Cole , a married woman,** "the Grantor," convey and quitclaim unto **Nichole Rochelle Cole and Mackenzie Anne MacDougall, joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 11 in Block "B" on the Map of the Subdivison of part of the Sophia M. Neal Property of record in Book 1130, Page 4, said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nichole Rochelle Cole, a married woman by Warranty Deed from Elizabeth Gammans, unmarried, dated February 26, 2019, of record in Instrument No. 20190228-0018140, Register's Office for Davidson County, Tennessee.
>
> Improved property known as: 1716 Neal Terrace, Nashville, TN 37203

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 2nd day of November, 2021.

_____ (SEAL)
Nichole Rochelle Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 2021, before me personally appeared **Nichole Rochelle Cole**, 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 2nd day of November, 2021.

_____
Notary Signature
My commission expires: 05/09/2023

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

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of November, 2021.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11.2.21 (date of document).

Connie Taylor
Affiant Signature

11.2.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires