Karen Johnson Davidson County
Batch# 791421 DEEDQC
01/18/2022 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220118-0006405

Name and Address of New Owner:
Cory James Cooper and Kristen L. Cooper
1772 Reynolds Rd
Nashville Tn 37217

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Send Tax Bills To:
Cory James Cooper and Kristen L. Cooper
1772 Reynolds Rd
Nashville Tn 37217

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 135 00 0 356.00

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, **Cory J. Cooper,** "the Grantor," convey and quitclaim unto **Cory James Cooper and Kristen L. Cooper, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF W.T. KELLEY SUBDIVISION, OF RECORD IN PLAT BOOK 5200, PAGE 354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Cory J. Cooper, an unmarried man by Warranty Deed from The Seaman Family Trust, dated March 17, 2003, Allen E. Seaman and Betty Jean Seaman Trustors and/or Trustees of record as Instrument No. 20120807-0070447 in the Register's Office for Davidson County, Tennessee, dated March 17, 2012 and recorded on August 7, 2012.

Cory J. Cooper and Cory James Cooper are one in the same person.

Being also known as 1772 Reynolds Road, Nashville, TN 37217/ Parcel No. 135 00 0 356.00

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 _____ day of January, 2022.

_____(SEAL)
Cory J. Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2022, before me personally appeared Cory J. Cooper, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 4th day of January, 2022.

Notary Signature
My commission expires: 4/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY 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.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of January, 2022.

Notary Signature
My commission expires:

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Certificate of Authenticity

I, Tiffany Rooker, 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 **1/11/2022**.

Date

Tiffany Rooker

Affiant Signature

1/11/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **January**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON