Karen Johnson Davidson County
Batch# 809694 DEEDQC
02/22/2022 04:07:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220222-0020255

This instrument prepared by:
First American Title Insurance Company Mortgage Services Division-NTP
4795 Regent Blvd
Irving, Texas 75063
(866)264-7799

File No.: **1215924LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 8/23/2021, by and between **LYNN BUCHANAN, AN UNMARRIED WOMAN AND NATASHA COOKE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** party of the first part, and **LYNN BUCHANAN, A MARRIED WOMAN AND NATASHA COOKE, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of OLD HICKORY, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by SPECIAL WARRANTY Deed of record in: 07/07/11 Book N/A, Page 2. N/A or Instrument No.: 20110707-0051979 in said Registor's office.

The property is improved with an address of: **200 WARREN CT, OLD HICKORY, Tennessee 37138-3846**

X The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Lynn Buchanan
LYNN BUCHANAN

NATASHA COOKE

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Stacie Robinson (name of notary public), Natasha Cooke, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23, August, 2021.

Notary Public Stacie Robinson

My Commission Expires: 12/7/24

STACIE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/7/2024

STATE OF **Tennessee**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0. **Exempt per T.C.A. 67-4-409(a)(3)(A)(ii) . .**

Affiant

Subscribed and sworn to before me this the 23, August, 2021.

Notary Public Stacie Robinson

My Commission Expires: 12/7/24

STACIE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/7/2024

ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF: Tennessee

COUNTY OF: Davidson

On this 23 day of August, 2021, before me, Stacie Robinson, a Notary Public, personally appeared Natasha Cooke, Lynn Buchanan,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal: (Seal)

Signature: _____

Printed Name: Stacie Robinson

My commission expires: 12/7/24

STACIE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/7/2024

Description of attached document:

Title or type of document: Quit Claim Deed

Document date: 8/23/21 Number of pages: 5

Signers other than the names above: _____

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
034160A00800CO

NAME AND ADDRESS OF A PROPERTY OWNER:
LYNN BUCHANAN, AN UNMARRIED WOMAN AND NATASHA COOKE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP
200 WARREN CT
OLD HICKORY, TN 37138-3846

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
LYNN BUCHANAN, AN UNMARRIED WOMAN AND NATASHA COOKE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP
200 WARREN CT
OLD HICKORY, TN 37138-3846

Tennessee Certification of Electronic Document

I, Elizabeth Ryan, 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 8.23.21 (date of document).

Elizabeth Ryan
Affiant Signature

1-17-2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 17th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4.2.23

NOTARY'S SEAL

RACHEL SERACH
Notary ID #130177752
My Commission Expires
April 2, 2023

Exhibit "A"

Real property in the City of **OLD HICKORY**, County of **DAVIDSON**, State of **Tennessee**, described as follows:

BEING LOT NO. 8 ON THE PLAN OF WARREN PLACE SUBDIVISION OF RECORD IN INSTRUMENT NO. 20060411-0041769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO LYNN BUCHANAN, AN UNMARRIED WOMAN AND NATASHA COOKE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP FROM RENASANT BANK, BY DEED DATED JUNE 29, 2011 AND RECORDED JULY 07, 2011 IN INSTRUMENT NUMBER. 20110707-0051979 OF OFFICIAL RECORDS.

Commonly known as: 200 WARREN CT, OLD HICKORY, TN 37138-3846

APN #: **034160A00800CO**