Karen Johnson Davidson County
Batch# 886591 DEEDQC
07/11/2022 08:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220711-0079163

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Y-COOPER-22-1417

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter M. Cooper and Charlotte A. Cooper	**New Owner**	
(NAME)	(NAME)	**083 13 0 297.00**
1417 Fatherland Street,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAN EATON D/B/A VINTAGE BUILDERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER M. COOPER AND WIFE, CHARLOTTE A. COOPER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot 92, Block I on the plan of the Division of the Home Place of Eliza M. Lindsley, Deceased, as of record in Plan Book 2, Page 92, Records of Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dan Eaton d/b/a Vintage Builders by Quitclaim Deed from Dan Eaton of record in Instrument No. 20021105-0135647, Register's Office for Davidsdon County, Tennessee.

Being the same property conveyed to Peter M. Cooper and wife, Charlotte A. Cooper by Warranty Deed from Dan Eaton d/b/a Vintage Builders or record in Instrument No. 20021105-0135648, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed has been executed to properly show the correct owners of said property as Peter M. Cooper and wife, Charlotte A. Cooper as shown in prior recorded Warranty Deed, correcting the required recording order for Assessment purposes.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1417 Fatherland Street, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 7th day of July, 2022.

Dan Eaton d/b/a Vintage Builders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN EATON D/B/A VINTAGE BUILDERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Barbara A Holland
Notary Public
My Commission Expires: 7 May 24
(SEAL)

BARBARA A HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7 May 24

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Ave. S
Nashville, TN 37212
615-383-2903

I, Stephanie Woodall, 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 July 7, 2022 (date of document).

Stephanie Woodall

Affiant Signature

Date July 7, 2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2022.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

