QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 887335 DEEDQC
07/12/2022 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220712-0079758

Y-FNB-19-1106

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 11th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua C. Cooper	**New Owner**	
(NAME) **1106 Meridian St.**	(NAME)	082-03-0-246.00
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **MARGARET C. PERRY, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA C. COOPER, UNMARRIED** 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 No. 160 on the Plan of The Benedict Land Co's Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret C. Perry by Warranty deed from Michele L. Loftis, unmarried of record in Instrument No. 20140812-0072580 Register's Office for Davidson County, Tennessee, dated August 06, 2014 and recorded on August 12, 2014.

Being the same property conveyed to Margaret C. Perry and Joshua C. Cooper, wife and husband by Quitclaim deed from Margaret C. Perry, a married woman of record in Instrument No. 20161205-0127612 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on December 05, 2016.

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: **1106 Meridian St, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 11 day of JULY, 2022.

Margaret C. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET C. PERRY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212
615-383-2903

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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 11, 2022 (date of document).

Stephanie Woodall

Affiant Signature

Date 07/11/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2022.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

