Karen Johnson Davidson County
Batch# 893852 DEEDQC
07/26/2022 11:14:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220726-0085229

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of the affiant's knowledge information and belief, the actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 25 day of July, 2022.

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.2024

NOTARY PUBLIC

Address New Owners as Follows:
Tessa Grace Cothran
2032 Delaware Drive
Nolensville, TN 37135

Send Tax Bills To:
NEW OWNER

Map-Parcel:
12002009900

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Judy Ann Cothran,** an unmarried woman, GRANTOR, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described real property to **Tessa Grace Cothran,** an unmarried woman, GRANTEE. Said property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Stardust Acres, as of record in Book 1424, Page 92, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 60 feet on the south side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Judy Ann Cothran by Quitclaim Deed from Terrell Eugene Cothran, dated April 17, 2006, of record as Instrument No. 20060417-0043358, in the Register's Office for Davidson County, Tennessee.

Being improved property also known as: 1309 Venus Drive, Nashville, Tennessee 37217.

This conveyance is subject to such restrictions, encumbrances, and limitations as may affect the property.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantor has hereunto set her signature on this the 25 day of July, 2022.

Judy Ann Cothran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Judy Ann Cothran**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 25 day of July, 2022.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24