Karen Johnson Davidson County
Batch# 910493 DEEDQC
08/30/2022 03:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220830-0097935

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Sonette Properties, LLC 5543 Edmondson Pike, Suite 225 Nashville, Tennessee 37211	New Owner	162-05-0-163.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BRITTANY COLE**, a married woman ("Grantor"), does hereby quitclaim and convey unto **SONETTE PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 5425 Country Drive, Nashville, Davidson County, Tennessee 37211. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

Joseph McArthur Cole, the spouse of Brittany Cole, joins in this conveyance for the purpose of conveying his marital rights, title and interest in the Property.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 30th day of August, 2022.

GRANTOR:

Brittany Cole

Joseph McArthur Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Brittany Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 30th day of August, 2022.

Notary Public

My Commission Expires: NOV. 08, 2022

LATOYA C. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

***

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Notary Public

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LATOYA C. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

202208300097935

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Brittany Cole

AFFIANT

Subscribed and sworn to before me, this 30 day of August, 2022.

Latoya C. Jackson

NOTARY PUBLIC

My Commission Expires: Nov. 08, 2022

LATOYA C. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 8, 2022

EXHIBIT A

Legal Description

Map/ Parcel ID # 162-05-0-163.00

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Hickory Valley Subdivision, Section 2, as of record in Book 4175, page 158, Register's Office for said County, to which said Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Brittany Cole, by deed, of record, in Instrument No. 20211220-0167828, Register's Office for Davidson County, Tennessee.

This is improved property known as 5425 Country Drive, Nashville, Davidson County, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 8/30/22 (date of document).

Affiant Signature

8/30/2022
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 30th day of August, 2022.

Kimberley J. Raymond
Notary's Signature

My Commission Expires: 5-5-25

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY