Karen Johnson Davidson County
Batch# 916293 DEEDQC
09/13/2022 02:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220913-0102264

THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared on information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement, or legal and/or tax-related counsel.

This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.
MST File No. 2022-1166

STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 1 day of September 2022.

Notary Public

My commission expires:

KRYSTN L. GURLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

Name and Address of New Owner:
Diamond Cooper
1957 Peaceful Brook Dr
Antioch, TN 37013

Send Tax Bills To:
Owner

Street Address of Subject Property:	**Parcel ID:**
1957 Peaceful Brook Dr Antioch TN 37013	164 16 0B 078.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hawah Syeh, unmarried** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Diamond Cooper, unmarried,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 78 in Cedarbrook Subdivision in Plat Instrument No. 201811050109350 as corrected in Surveyor's Certificate of Correction recorded as Instrument No. 201908010076150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being property conveyed to Diamond Cooper, a married woman and Hawah Syeh, an unmarried woman, as tenants in common with rights of survivorship by Special Warranty Deed of D.R. Horton, Inc. of record in Instrument No. 20200205-0013586, Register's Office of Davidson County, TN. See Also Quitclaim Deed of record in Instrument No. 20220707-0078593, said Register's Office wherein Lino Valent conveyed any interest he may have in said property to

Diamond Cooper.

WITNESS my hand this 7 day of September, 2022

Grantor – Hawah Syeh

STATE OF New York
COUNTY OF kings

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

WITNESS my hand and seal at office, this 7 day of September, 2022.

KRISSY RENEE FASSBINDER
Notary Public, State of New York
No. 01FA6435490
Qualified in Kings County
Commission Expires June 27, 2026

NOTARY PUBLIC

My commission expires: June 27, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 12, 2022.

J. Carlton Drumwright

September 12, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 12, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY