Karen Johnson Davidson County
Batch# 943123 DEEDQC
11/21/2022 08:26:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221121-0122902

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Ollie Frederick Cole
3409 Old Anderson Road
Antioch, TN 37013

Send Tax Bills To
Same

Map-Parcel No.
181 00 0 106.00

Quitclaim Deed from Spouse to Spouse

Grantor: Margaret Frances Bell Cole a/k/a Frances Bell Cole
Grantee: Ollie Frederick Cole

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Situate in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly line of Old Anderson Road, said point being the northwest corner of the parcel described in Deed Book 11536, Page 885; thence North 00° 26' 50" West 80 feet, more or less, to an iron pin; thence South 88° 7' 46" East 273 feet, more or less, to a stake; thence South 08° 36' 15" West 114.17 feet, more or less, to a fence post; thence North 80° 51' 57" West 263.85 feet, more or less, to the true point of beginning. Said parcel containing .56 acres, more or less.

Being the same property conveyed to Ollie Cole and wife, Frances Bell Cole, by deed from Frances Bell Cole of record in Instrument No. 20030529-0072648 and corrected at Instrument No. 201990118-0005288, Register's Office for Davidson County, Tennessee.

"Frances Bell Cole," and "Margaret Frances Bell Cole" is one and the same person.

This is improved property, known as: 3409 Old Anderson Road, Antioch, TN 37013.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Margaret Frances Bell Cole, Grantor

State of Tennessee
County of Davidson

On November 15, 2022, before me personally appeared Margaret Frances Bell Cole, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who made her mark on the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Ollie Cole
Ollie Frederick Cole

Sworn to and subscribed before me on November 15, 2022.

Pati K. Bedwell
Notary Public
My commission expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Berkon, do hereby make oath that I am 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 November 15, 2022.

Jennifer Berk
Signature
11/15/2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 15th day of November, 2022.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 5/23/2023

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER