Karen Johnson Davidson County
Batch# 947374 DEEDQC
12/05/2022 11:43:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221205-0126712

Prepared By: Charlton Guffey
Attorney at Law
506 N. Main Street
P.O. Box 904
Jamestown, TN 38556

QUITCLAIM DEED

For good and valuable consideration received, We, **STEFANIE CESARI n/k/a STEFANIE CESARI O'NEIL and CHARLES L. O'NEIL,** wife and husband, as joint tenants, convey unto, **COS Properties, LLC, a Tennessee Limited Liability Company,** the following described real estate:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being unit No. 49 in Woodland Point, Phase 9, a private element horizontal property regime (being the town home area at woodland point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a declaration of covenants, conditions and restrictions for woodland point townhomes, a horizontal property regime with private elements of record as instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "original declaration"), amended by first supplementary declaration of covenants, conditions and restrictions for woodland point townhomes of record as instrument No. 20020725-0089575, sad Register's Office (the "first supplement and the original declaration being collectively referred to as the "declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Woodland Point, Phase IX, a private element horizontal property regime, contained in the said declaration, the plan filed as exhibit "b" to said first supplement at Page 6 thereof, and by-laws appended thereto as exhibit "b" appearing at Page 32 of the original declaration said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same parcel conveyed to Stefanie Cesari, unmarried from Bradley D. Bomer, married, by virtue of a deed dated 2/18/2009, recorded 3/6/2009, as instrument no. 20090306-0020350 County of Davidson, State of Tennessee.

Previous and last conveyance being a Quitclaim Deed from Stefanie Cesari who acquired title as unmarried, joined by her spouse Charles L. Oneil unto Stefanie Cesari n/k/a Stefanie Cesari Oneil and Charles L. Oneil, wife and husband, as joint tenants recorded November 9, 2012 in Book 20121109, Page 0103927, in the Register's Office, Davidson County, Tennessee.

Map 122 Group A, Parcel 383.00

No title examination has been made by the preparer, and Charlton Guffey, Attorney, and/or Guffey Law, PLLC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the parties acknowledge that Guffey Law, PLLC and Charlton Guffey, Attorney has prepared this instrument up on information furnished, examined and proofread by the parties. The parties have also been advised to carefully proofread the document and if any errors are found after recording of the documents, the parties will pay for the preparation and filing of any corrections.

This 1 day of December, 2022.

Charles L. O'Neil

Stefanie Cesari a.k.a. Stefanie O'Neil

STATE OF TENNESSEE
COUNTY OF PUTNAM

Before me, the undersigned Notary Public, this day personally appeared **Charles L. O'Neil** and **Stefanie Cesari O'Neil,** the bargainor, with whom I am personally acquainted, and acknowledged the execution of the above quitclaim deed for the purposes therein contained, as witness my hand and official seal, this 1 day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 05/24/2025

KELLI S. NORRIS STATE OF TENNESSEE NOTARY PUBLIC FENTRESS COUNTY

STATE OF TENNESSEE
COUNTY OF PUTNAM

I, or We, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 1 day December, 2022.

NOTARY PUBLIC

My Commission expires: 05/24/2025

KELLI S. NORRIS STATE OF TENNESSEE NOTARY PUBLIC FENTRESS COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
COS Properties, LLC
1550 Dillon Gribble
Sparta, TN 38583

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS PROPERTY OWNER