Karen Johnson Davidson County
Batch# 960267 DEEDQC
01/11/2023 12:53:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230111-0002410

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 2023

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

LF-QCD-23-1216

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miranda Jones Cohen and Andrew Waggoner Cohen	**NEW OWNER**	108-12-0-170.00
(NAME)	(NAME)	
1216 Timber Valley Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIRANDA JONES RILEY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MIRANDA JONES COHEN AND ANDREW WAGGONER COHEN, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 111-B, zone Lot Division Lots 110,111,112 and 113, East Lake Subdivision, Section Four, of record in Plat book 6520, Page 246, amending Plat Book 5800, Page 245, Register's Office for Said County, to which reference is hereby is hereby made for a more complete Legal Description.

Being the same property conveyed to Miranda Jones Riley by Warranty Deed from Poplar Creek Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211020-0141040, Register's Office for Davidson County, Tennessee.

Miranda Jones Riley having since been married and is now known as Miranda Jones Cohen.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1216 Timber Valley Dr. Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 5 day of January, 2023.

Miranda Jones Riley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIRANDA JONES RILEY n/k/a MIRANDA JONES COHEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of January, 2023 .

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212