This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 984263 DEEDQC
03/23/2023 03:50:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230323-0021282

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
John & Carol Cole	Same	Map 97-08 B Parcels 1.00
841 Robinson Road		and 2.00
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **COLE FAMILY PARTNERS, LP**, a Tennessee Limited Partnership ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JOHN B. COLE and CAROL ANN COLE,** a married couple, as tenants by the entirety, and their successors, heirs and assigns. The real estate is described as follows:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Cole Family Partners by Quitclaim Deed from John W. Cole, of record in Instrument No. 20101112-0090972, Register's Office for Davidson County, Tennessee, said Instrument corrected by Scriveners Affidavit of record in Instrument No. 20141125-0108481.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 23rd day of March, 2023.

Affiant

Notary Public

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires MAY 16, 2026

This is improved property known as **104 and 106 Glen Cove Trail, Hermitage, TN 37076**.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 23rd day of March, 2023.

COLE FAMILY PARTNERS, L. P.

BY: _____

TITLE: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **JOHN B. COLE**, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that the matters as recited in the foregoing instrument are true and acknowledged that he is the Partner of Cole Family Partners, LP, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of Cole Family Partners, LP

Witness my hand and official seal this 23rd day of March, 2023.

_____
NOTARY PUBLIC

My Commission Expires: LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires MAY 19, 2026

EXHIBIT A

Being a certain condominium apartment in Davidson County, Tennessee, being Unit Nos. B and A of Lot No. 246 of the Lake Park Condominiums, Section II-B, a horizontal property regime, created under Title 66, Section 27-101 et seq, as amended, Tennessee Code annotated, and as established by a Master Deed for 104 and 106 Glen Cove Trail Condominiums, of record in Instrument No. 20000601-0054783, and First Amendement of record in Instrument No. 20000814-0080080, Register's office for Davidson County, Tennessee, including without limitation, the By-Laws appended thereto, of record in Instrument No. 20000601-0054783, said Register's Office together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said master deed. Reference is hereby made to the plan of Lake Park, Section II-B, of record in Instrument No. 200007260073958, said Register's Office, for a more complete identification and description of such unit.