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 2 pgs
Fees: $12.00 Taxes: $0.00
20230323-0021292

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
John & Carol Cole 841 Robinson Road Old Hickory, TN 37138	Same	074 12 0 170.00

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, **JOHN B. COLE**, married, ("**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:

> Land in Davidson County, Tennessee, being Lot No. 176 on the Revised Plan of Hermitage Hills, Section 2, as of record in Book 2900, Page 112, Register's Office for said County.
>
> Said Lot No. 176 fronts 80 feet on the southwesterly side of Jacksonian Drive, running back 228 feet on the southeasterly line and 151.5 feet on the northwesterly line to a broken line, measuring 136.2 feet thereon.
>
> Being the same property conveyed to John B. Cole by Warranty Deed from Mark Benton Holley and wife, Cynthia Kristine Holley of record in Instrument No. 20150902-0089248, Register's Office for Davidson County, Tennessee.

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 NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires MAY 16, 2026

This is improved property known as **216 Jacksonian Dr., 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.

JOHN B. COLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. COLE, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of March, 2023.

NOTARY PUBLIC

My Commission Expires: _____

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