Karen Johnson Davidson County
Batch# 1000678 DEEDQC
05/08/2023 04:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230508-0034324

True Copy Certification

I, Robert C. Ashworth, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on 5-8-23.

Signature

5-8-23
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Robert C. Ashworth, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CARRIE NORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 17, 2027

Notary Public

May 8, 2023
Date

My Commission Expires: Jan 17, 2027

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Samara Cone 800 Wickshire Drive Brentwood, TN 37027	Samara Cone 800 Wickshire Drive Brentwood, TN 37027	172-09-0A-111. 00
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This transaction is executed in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement executed in that certain case styled **Samara J. Cone vs. Otto M. Price, Jr.** in the Chancery Court for Davidson County, Tennessee at Nashville, Case No. 23D-368. Accordingly, I, **Otto Montgomery Price, Jr., A/K/A, Otto M. Price, Jr.,** hereinafter called **"Grantor"**, hereby quitclaims and conveys unto **Samara Cone, A/K/A, Samara J. Cone,** her heirs, successors, representatives, and assigns, hereinafter called **"Grantee"** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 111 on the Plan of Banbury Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, Pages 665 and 666, as amended by instrument of record as Instrument No. 20050214-0016357, both in the Register's Office for Davidson County, Tennessee, to which said plan and amendment reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Samara Cone, an unmarried woman and Otto Montgomery Price, Jr., an unmarried man as tenants in common with right of survivorship by Warranty Deed from Andrew J. Bonami and Rachel H. Bonami, husband and wife, dated December 9, 2021 and recorded December 16, 2021 as Instrument No. 20211216-0166054, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 800 Wickshire Drive, Brentwood, TN 37027. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of May, 2023.

GRANTOR:

Otto Montgomery Price, Jr., A/K/A, Otto M. Price, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Otto Montgomery Price, Jr., A/K/A, Otto M. Price, Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2023.

Notary Public

My commission expires: Jan 17, 2027

CARRIE NORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 17, 2027

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled **Samara J. Cone v. Otto M. Price, Jr.**, in the Chancery Court for Davidson County, Tennessee at Nashville, Case No. 23D-368, and that there was no other consideration given for the transfer.

Hillary Lawrence
Affiant

Sworn to and subscribed before me, this 8th day of May, 2023.

Notary Public

My Commission Expires: Jan 17, 2027

CARRIE NORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 17, 2027