Karen Johnson Davidson County
Batch# 1048649 DEEDQC
09/11/2023 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230911-0071293

QUITCLAIM DEED

FROM: MICHAEL D. POOLE

TO: ALISON L. COHEN

This instrument Was Prepared by:
Elizabeth A. Garrett, Esquire
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Alison L. Cohen 1206 Cedar Lane Nashville, TN 37212	Alison L. Cohen 1206 Cedar Lane Nashville, TN 37212	118-01-0-097.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Alison L. Cohen v. Michael David Poole, Civil Action No. 23D-532, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Alison L Cohen
Affiant

Sworn to and subscribed before me, this the 5 day of September, 2023.

Stephanie B McCarty
Notary Public

My Commission Expires: 9/2/24

STEPHANIE B. McCARTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2, 2024

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Alison L. Cohen v. Michael David Poole, Civil Action No. 23D-532, Fourth Circuit Court of Davidson County, Tennessee**. Accordingly, **Michael D. Poole** does hereby quitclaim unto the said **Alison L. Cohen**, her heirs, successors, and assigns, all of his 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. 113 on the Map of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Michael D. Poole and Alison L. Cohen by Warranty Deed from Anita Carol Martin Asher, at Instrument No. 20020408-0042877, Register's Office for Davidson County, Tennessee.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as 1206 Cedar Lane, Nashville, TN 37212.

Witness my hand this 5th day of SEPTEMBER, 2023.

Michael D. Poole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephanie McCarty, a Notary Public of said County and State, MICHAEL D. POOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 2023.

Notary Public

My Commission Expires: 9/2/24

STEPHANIE B. McCARTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 2, 2024

Certificate of Authenticity

I, Stephanie McCarty, 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 exact copy of the original document executed and authenticated according to law on September 5, 2023
Date

Stephanie McCarty
Affiant Signature

9/11/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of September, 2023

Bayleigh Preston
Notary's Signature

My Commission Expires: October 2, 2023
Date

Notary's Seal (if on paper)

