Karen Johnson Davidson County
Batch# 1060814 DEEDQC
10/16/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20231016-0080869

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

NEW OWNER:
Mindy E. Cook
913 Fallview Trail
Nashville, TN 37211

The actual consideration or value,
whichever is greater, for this transfer is $280,000.00.

AFFIANT

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 13 day of October, 2023.

NOTARY PUBLIC
My Commission Expires: _____

MAP AND PARCEL:
172-12-0A-019.00-CO

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06 14/25
COUNTY OF WILLIAMSON

QUITCLAIM DEED

In consideration of Two Hundred Eighty Thousand Dollars ($280,000), and other good and valuable consideration, John N. Cook and Beth H. Cook, husband and wife, Grantor, hereby quitclaims and conveys so much of their right, title and interest as equals Two Hundred Eighty Thousand Dollars ($280,000) in the hereinafter described property to Mindy E. Cook, Grantee. Said property conveyed herein is described as follows: Land situated in Davidson County, Tennessee:

Being Lot No. 27 on the Plan of Bradford Hills Subdivision, Section One of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John N. Cook and Beth H. Cook, husband and wife, by Warranty Deed, from Judith Ann Jackson, unmarried, recorded March 11, 2020, of record in Instrument No. 20200311-0027183, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved property with an address of: 913 Fallview Trail, Nashville, TN 37211

DATED this the 13th day of October 2023.

John N. Cook

Beth H. Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, John N. Cook and Beth H. Cook, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2023.

My commission expires:



Notary Public

Certificate of Authenticity

I, Russell T. McCann, 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 10/13/23.

Date

Affiant Signature

10/13/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 13th day of Oct, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON