Karen Johnson Davidson County
Batch# 1066887 DEEDQC
10/31/2023 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231031-0085204

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 31 day of October, 2023.

Notary Public

My commission expires: _____
(Affix seal)

THIS INSTRUMENT WAS PREPARED BY (and return to):

McMichael & Gray, P.C.
341 Cool Springs Blvd. STE 280
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cooper Investment Management LLC	**Ascend Federal Credit Union**	
(NAME)	(NAME)	
821 Twin Falls Drive	**PO Box 1210**	**164030D11300CO**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**Tullahoma, TN 37388**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Nicholas Cooper, married man ("Grantor")

Do/does hereby transfer and convey right, title, and interest unto

Cooper Investment Management LLC, a Tennessee limited liability company ("Grantee")

His/her/its/their heirs, successors, and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 113, Phase 2, on the Plan of Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument No. 20210114-0006145 and amended in Instrument No. 20210119-0008158 and Ratification and Adoption of Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses of record in Instrument No. 20210826-0115250 corrected in Instrument No. 20210827-0115886, and further amended in Instrument No. 20220627-0073357, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D-2". Reference is hereby made to the Plan of Hamilton Church Manor Townhouses, Phase 2, shown on Exhibit "B-2" to the Second Amendment to the Declarations of record

JH

in Instrument No. 20220627-0073357, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Nicholas Cooper by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware limited liability company of record in Instrument Number 20230316-0019236 in the Register's Office of Davidson County, Tennessee, dated March 16, 2023 and recorded on March 16, 2023.

This is [ ] unimproved [X] improved property known as: 614 China Grove Alley, Antioch, TN 37013.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 31 day of October, 2023.

Nicholas Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nicholas Cooper**, the within named bargainor, 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, this the 31 day of October, 2023.

Notary Public
My Commission Expires:

JUSTIN KYLE HALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

JH

Tennessee Certificate of Electronic Document

I, Christina Hunt, 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 this 31st day of October, 2023.

Settlement Agent:

McMichael & Gray, PC

Signature

10.31.23

Date

State of Tennessee

County of Davidson

Personally appeared before me, Justin Hall, a notary public for this county and state, Cristina Hunt, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me this 31st day of October, 2023.

Notary Public

My Commission Expires:

(NOTARY SEAL)

JUSTIN KYLE HALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).