QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1091542 DEEDQC
01/22/2024 11:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240122-0003175

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-23613985

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Carson A. Cook and Kristen Cook**
Address of New Owner(s): **3005 Remington Park Lane, Hermitage, TN 37076**

Property ID NUMBER: 064 16 0D 234.00

THIS INDENTURE, made and entered into this 10 day of Jan, 20 24, by and between **Carson A. Cook, a married Man** party of the first part, and **Carson A. Cook and Kristen Cook, Husband and Wife, as Tenants in Common** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Hermitage, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 348, ON THE PLAN OF SECTION FOUR, TRUXTON PARK, R10 CLUSTER LOT SUBDIVISION, OF RECORD IN PLAT AT INSTRUMENT NO. 20020528-0064435, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

For Information Purposes Only:

Being the same property conveyed to Carson A. Cook, unmarried, by deed dated May 4, 2020 recorded on May 7, 2020 in Instrument No. 20200507-0047780, in the County Clerk's Office.

TMS: 064 16 0D 234.00

Property Address: 3005 Remington Park Lane, Hermitage, TN 37076

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 73630712 QC101 01 0304

WITNESS the signature of the said party of the first part the day and year first above written.

Carson A. Cook

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 10 day of Jan, 2024, before me personally appeared Carson A. Cook, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 10th day of January, 2024

Signature of Notary Public

My Commission Expires
March 3, 2025

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 73630712 QC101 01 0304

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $264,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), § 66-5-209 (4)**

Affiant

Subscribed and sworn to before me this 10th day of January 2024.

Notary Public Signature

My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 73630712 QC101 01 0304

Tennessee Certification of Electronic Document

I, Sam Rider, 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 1/10/2024 (date of document).

Affiant Signature

Jan 11, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 11 day of January, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE