Karen Johnson
Batch # 1099628
02/09/2024 12:31:52 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240209-0009234

This instrument was prepared by:
Stacy A. Turner, Attorney at Law
105 South Third Street
Clarksville, Tennessee 37040

CHRISTOPHER CORNETT

TO: QUITCLAIM DEED

CHRISTOPHER CORNETT and DEBBIE DOUGHERTY

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED.

THIS PREPARER IS THE DRAFTSMAN ONLY OF THIS DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064 (E) OR OTHER APPLICABLE LAW.

THIS INSTRUMENT made and entered into on this the 21 day of April, 2023, by and between CHRISTOPHER CORNETT, Grantor, and CHRISTOPHER CORNETT and DEBBIE DOUGHERTY, Grantees.

WITNESSETH:

Grantor hereby conveys and quitclaims unto Grantees, as joint tenants in common with the right of survivorship, to have and to hold to them, and to their heirs and assigns forever, in fee simple, all right, title, and interest in and to the following described real estate, located in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee being Lot NO. 8 and the un-numbered tract lying in the rear of Lot 8, and Lots 10 and 12, shown on the Map of Patterson Gardens, Section 11, as of record in Book 2330, Page 42, Register's Office for said county, and described as follows:
>
> BEGINNING at a point in the northerly margin of Hewlett Drive being the corner of Lots 6 and 8, thence in a northerly direction along the line between said lots and said line if extended 315 feet, more or less, to a point; thence eastwardly 204 feet 10 inches, more or less, to a point; thence southerly 315 feet, more or less, to the northeast corner of Lot 12; thence along the north line of Lots 10 and 12, westerly 120 feet to a point, being the northeast corner of Lot 8, thence southerly along the common line between lots 8 and 10, 200 feet to a point in the north margin of Hewlett Drive; thence west 84.8 feet, to the point of beginning.

Being the same property conveyed to Christopher Cornett, by Deed of Record in Book_____, Page _____ , Register's Office for Davidson County, Tennessee.
Map-Parcel No. 133-6-134.
2002 1220 - 0157483
Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

WHENEVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, Grantor has hereunto signed this day and date first above written.

CHRISTOPHER CORNETT

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned Notary Public in and for said State and County, CHRISTOPHER CORNETT, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal of office on this the 21 day of April, 2023.

NOTARY PUBLIC

My Comm. Exp. 10-17-26

SHERRY D. PLUNKETT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

PROPERTY OWNER NAME AND ADDRESS:
Christopher Cornett
3510 Hewlett Drive
Nashville, TN 37211

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES:
Same / Owner

STATE OF TENNESSEE, DAVIDSON COUNTY
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale Affiant, _____.

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

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Christopher Cornett **Affiant**
Subscribed and sworn before me this the
9 **Day of** February, 20 24.
Julia Rivera, **Deputy Register**