Name and Address of New Owner:
Miguel Obed Aguilera
6237 Pettus Road
Nashville, TN 37013

Send Tax Bills To:
Miguel Obed Aguilera
6237 Pettus Road
Nashville, TN 37013

This Instrument Prepared By:
Andrew J. Suzore, Esq.
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1126692 DEEDQC
04/24/2024 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240424-0029605

Map & Parcel No: 181 00 0 064.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Carrie Cooper, an unmarried woman,** "the Grantor," convey and quitclaim unto **Miguel Obed Aguilera, an unmarried man,** "the Grantees," all her interest in the following described real estate in Davidson County, Tennessee:

Land in the 6th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning in the center of Pettus Road at the Southeast corner of the property conveyed to Herschal K. Lewis and wife, Elizabeth R. Lewis, by deed from P. M. Chaffin, et al, of record in Book 2880, Page 23, said Register's Office; thence with said Lewis' Southern boundary line North 84 deg. 45' West 841 feet to said Lewis' Southwest corner; thence South 2 deg. 45' West 250 feet to the Northwest corner of the property conveyed to Thomas G. Beard and wife, Barbara A. Beard, by deed from P. M. Chaffin, et al, of record in Book 3031, Page 601, said Register's Office; thence with said Beard's Northern boundary line South 84 deg. 45' East 794 feet to the center of Pettus Road; thence with the center of same, North 13 deg. 31' East 250 feet to the beginning.

Being the same property conveyed to Miguel Obed Aguilera and Carrie Copper, wife, by Warranty Deed from Michael L. Randolph and Gwendolyn Jo Vanderworp, both married, of record in Instrument No. 20031229-0183171, in the Register's Office for Davidson County, Tennessee, dated December 5, 2003 and recorded on December 29, 2003.

The said Miguel Obed Aguilera, aka Miguel Aguilar, and Carrie Cooper, aka Carrie Ivey Cooper, having since divorced, and by that Final Decree of Divorce and Marital Dissolution Agreement in the case styled Miguel Aguilar v. Carrie Ivey Cooper, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 18D-1168, and subsequent Agreement to Modify the MDA, the subject property was awarded to Miguel Obed Aguilera thereby divesting Carrie Cooper of any and all right, title, and interest she has in the subejct property.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of April, 2024.

Carrie Cooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of April, 2024, before me personally appeared Carrie Cooper, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, ~~at office~~, this 15 day of April, 2024.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred is **$0.00**.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TN

Sworn to and ~~subscribed~~ before me this 15 day of April, 2024.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Robyn DeBray, 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 4/15/2024.

Robyn DeBray

Affiant Signature

4/19/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of April, 20 24.

Jennifer

Notary's Signature

My Commission Expires: 5-9-2026

Notary's Seal (if on paper)

