QUITCLAIM DEED

Karen Johnson
Batch # 1138716
05/23/2024 02:59:18 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240523-0038606

LB-QCD-24-1413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Cook	**New Owner**	
(NAME)	(NAME)	**081-15-0-097.00**
1301 Bell Grimes Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VALERIA COOK, A SINGLE PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAMES COOK, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 16 on the Map of S A Champions Subdivision of record in Book 161, Page 132, Register Office for Davidson County, Tennessee which may by referenced for a more complete description.

Said Lot No. 16 fronts 50 feet on the Westerly side of Estrella Street and extends back 154.7 feet between parallel lines to an alley.

Being the same property conveyed to Valeria Cook by Quitclaim deed from James H. Cook and Essie M. Cook, husband and wife of record in Instrument No. 20220622-0071097 Register's Office for Davidson County, Tennessee, dated June 17, 2022 and recorded on June 22, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1413 21st Avenue North, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 12 day of April, 2024.

Valeria Cook

Valeria Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VALERIA COOK, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of April, 2024.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212