Karen Johnson Davidson County
Batch# 1152962 DEEDQC
07/01/2024 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240701-0049252

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 26th DAY OF June 2024.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TYLER COCHENOUR (NAME)	**TYLER COCHENOUR** (NAME)	
261 Tanksley Avenue (ADDRESS)	**261 Tanksley Avenue** (ADDRESS)	**119 14 0 043.00**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	**Nashville, TN 37211** (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 AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **KRISTINA LAMB, AN UNMARRIED PERSON** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **TYLER COCHENOUR, AN UNMARRIED PERSON,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 OF BLOCK "D" ON THE MAP OF WOODBINE COURTS, PART 2, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAN OF SAID SUBDIVISION BY BLANCHARD AND PARRISH, ENGINEERS, AS FOLLOWS:

SAID LOT NO. 28 FRONTS 75 FEET ON THE SOUTHERLY MARGIN OF TANKSLEY AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, 156.5 FEET TO A DEAD LINE, SAME BEING THE REAR LINE OF LOT NO. 2 IN SAME BLOCK.

BEING THE SAME PROPERTY CONVEYED TO EUGENE S. CHOI AND LYDIA CHOI, MARRIED, BY QUITCLAIM DEED FROM EUGENE S. CHOI, OF RECORD IN INSTRUMENT NO. 20210713-0094199, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JULY 12, 2021 AND RECORDED ON JULY 13, 2021.

FURTHER BEING THE SAME PROPERTY COVEYED TO TYLER COCHENOUR, AN UNMARRIED PERSON, AND KRISTINA LAMB, AN UNMARRIED PERSON, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM EUGENE S. CHOI AND LYDIA CHOI, A MARRIED COUPLE, OF REOCID IN INSTRUMENT NO. 20230922-0074481, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 8, 2023 AND RECORDED ON SEPTEMBER 22, 2023.

***The purpose of this conveyance is to remove Kristina Lamb from Title to said Property.**

This is Improved Property commonly known as: 261 Tanksley Avenue, Nashville, TN 37211.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 26th day of June, 2024.

KRISTINA LAMB

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Kristina Lamb**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of June, 2024.

Notary Signature

My commission expires:



Certificate of Authenticity

I, Andrew Suzore, 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 June 26, 2024.

Date

Affiant Signature

July 01. 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027