Karen Johnson Davidson County
Batch# 1169211 DEEDQC
08/14/2024 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240814-0062130

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

RYAN J. ALSPAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Affiant

Sworn to and subscribed before me this 13th day of August, 2024.

Notary Public
My Commission Expires: 9/20/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 13th day of August, 2024, among:

CORINA COBEY PITCHER,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CORINA COBEY PITCHER, TRUSTEE OF THE COBEY PITCHER TRUST DATED AUGUST 13, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of the southerly 120 feet of Lot No. 27 on the Waverly Land Company's Plan of Lots, called Waverly Place, of record in Book 57, Page 94 & 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Corina Cobey Pitcher by Quitclaim Deed from Andrew Henderson dated May 27, 2005, and recorded June 1, 2005, in Instrument No. 20050601-0061761, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 920 Wedgewood Avenue, Nashville, TN 37203.

THIS DEED has been prepared solely upon information furnished by **Corina Cobey Pitcher.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Corina Cobey Pitcher by Lisa Gorman, as Attorney in Fact for Corina Cobey Pitcher

CORINA COBEY PITCHER by
LISA GORMAN, AS ATTORNEY IN FACT
FOR CORINA COBEY PITCHER

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Lisa Gorman, as Attorney in Fact for Corina Cobey Pitcher**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Corina Cobey Pitcher, Trustee
Cobey Pitcher Trust dated August 13, 2024
920 Wedgewood Avenue
Nashville, TN 37203

Responsible Party For Taxes:

Corina Cobey Pitcher, Trustee
Cobey Pitcher Trust dated August 13, 2024
920 Wedgewood Avenue
Nashville, TN 37203

Tax Map and Parcel: 105 - 9 - 344

Certificate of Authenticity

I, Trent Linville, 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 8-13-24.

Date

T Linville

Affiant Signature

8-13-24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 13th day of August, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

