THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 13 day of December, 2024.

Notary Public **Affiant**

My Commission Expires: 8/1/28

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Jesse Walker & James V. Witty **194 Cobblestone Place Drive** **Goodlettsville, TN 37072**	**Jesse Walker & James V. Witty** **104 Dorr Drive** **Goodlettsville, TN 37072**	**034010E04800CO**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JESSE WALKER, A MARRIED MAN**, by these presents does hereby quitclaim and convey unto **JESSE WALKER AND JAMES VINCE WITTY, A MARRIED COUPLE,** for the purpose of creating a tenancy by the entirety, and their successors, heirs, and assigns, all their right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. 48 of Cobblestone II Townhomes established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160601-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of their unit owners, and all sewer, water, electrical, telephone, and other utility easements now ore hereafter established over, though, or upon the land embracing the regime and the buildings used thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage of interest In the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Jesse Walker, an unmarried man by Warranty Deed from Mid-TN Capital, LLC dated October 4, 2017, of record in Instrument No. 20171006-0103012, said Register's Office for Davidson County, Tennessee.

The said Jesse Walker is now married to James Vince Witty.

Karen Johnson Davidson County
Batch# 1216513 DEEDQC
12/16/2024 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241216-0097272

This is improved property commonly known as: **194 Cobblestone Place Drive, Goodlettsville, Tennessee 37072.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 13 day of December, 2024, the bargaining party, having caused my name to be signed hereto on said day and date.

JESSE WALKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **JESSE WALKER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 13 day of December, 2024.

NOTARY PUBLIC
My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **12/13/24** [DATE].

AFFIANT SIGNATURE

12/13/24

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **13th** day of **December**, 2024.

Notary Signature
My Commission Expires: _____
[SEAL]

