Karen Johnson Davidson County
Batch# 1225597 DEEDQC
01/13/2025 09:21:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250113-0002284

File No: 2001688299

After Recording, Send to:
National Link
1000 Commerce Drive, Suite 300
Pittsburgh, PA 15275

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
HANNAH SMITH, 721 Albar Drive, Nashville, TN 37221

Exempt: Section 67-4-409(a)(1)(C)(v): domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties.

Tax Parcel Number: 142090a06300co

QUITCLAIM DEED

DAVID GREGORY COGGIN, unmarried, and **HANNAH SMITH F/K/A HANNAH SMITH COGGIN,** unmarried, ("Grantor"), a formerly married couple who are now divorced pursuant to the Decree of Divorce filed in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Case No 23D-1399, of 721 Albar Drive, Nashville, TN 37221, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **HANNAH SMITH,** unmarried, ("Grantee"), whose tax mailing address is 721 Albar Drive, Nashville, TN 37221, with quitclaim covenants, his/her/their interest in the following described real estate:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING UNIT NO. 51-AON THE PLAN OF DORAL COUNTRY VILLA CONDOMINIUMS SECTION THREE, OF RECORD IN BOOK 5050, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID: 142090a06300co

Property Address is: 721 Albar Drive, Nashville, TN 37221

BEING THE SAME PROPERTY AS CONVEYED FROM HANNAH E. SMITH, AKA HANNA SMITH COGGIN, AND VICTORIA A. SMITH AND DONALD L. SMITH, WIFE AND HUSBAND TO HANNAH SMITH COGGIN AND DAVID GREGORY COGGIN, WIFE AND HUSBAND AS DESCRIBED IN QUITCLAIM DEED, INSTRUMENT NO. 20210518-0066679, DATED 05/04/2021, RECORDED 05/18/2021, IN DAVIDSON COUNTY RECORDS.

The grantee promises to pay the indebtedness remaining due on that certain promissory note dated 5/11/2021 in the original amount of $127,000.00 and to assume the obligations shown in the Deed of Trust executed to secure performance thereof, which was recorded 5/18/2021 Instrument number 20210518-0066680 of Davidson County records

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 1/6, 2025:

DAVID GREGORY COGGIN

STATE OF Tenn
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **DAVID GREGORY COGGIN**, personally known to me, or has produced TN DMV license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6 day of Jan, 2025

Notary Public Gloria M Jackson

Exp: 3-3-2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on January 6, 2025.

Hannah Smith F/K/A Hannah Smith Coggin

HANNAH SMITH F/K/A HANNAH SMITH COGGIN

STATE OF TN
COUNTY OF Davidson

*F/K/A Hannah Smith Coggin

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **HANNAH SMITH;*** personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of January 2025.

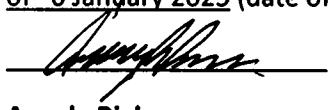
Notary Public Ann Stathos Donnell

my Com Exp 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angela Bixler 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 the of 6 January 2025 (date of document).

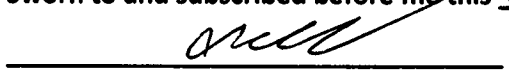


Angela Bixler

Affiant Signature Date 8 January, 2025

State of PA **County of** Allegheny

Sworn to and subscribed before me this 8 **day of** January **2025.**



Notary's Signature – James Quigley

MY COMMISSION EXPIRES: 12/16/2028

NOTARY'S SEAL (if on paper):

Commonwealth of Pennsylvania - Notary Seal
James Quigley, Notary Public
Allegheny County
My commission expires December 16, 2028
Commission number 1387790
Member, Pennsylvania Association of Notaries

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Hannah Smith F/K/A Hannah Smith Cogan
Affiant

Subscribed and sworn to before me on this the 6th day of January, 2025.

Notary Public Ann Stathos Donnell

My Commission Expires: 07/03/28

SEAL

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tenn.
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me on this the 6 day of Jan., 20 25

Notary Public Gloria M Jackson

My Commission Expires: 3-3-2025

SEAL

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY