QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF JANUARY, 2025.

Notary Public

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1230106 DEEDQC
01/24/2025 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250124-0005775

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Christina Dawn Drouin	**NEW OWNER**	**072-04-0-165.00**
1605 Golf Street **Nashville, Tennessee 37216**	_____ _____	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of January, 2025, the undersigned, **DAVID KYLE COOK** (hereinafter referred to as the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **CHRISTINA DAWN DROUIN** (hereinafter referred to as the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1605 GOLF STREET, NASHVILLE, TENNESSEE 37216** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, Block "A" on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Kyle Cook by Warranty Deed from Neal D. Guinane and Elizabeth B. Guinane, husband and wife, of record as Instrument No. 20191219-0131253 dated December 13, 2019, and recorded on December 19, 2019, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 1605 Golf Street, Nashville, Tennessee 37216.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of January, 2025.

GRANTOR: DAVID KYLE COOK

SIGNER: David Kyle Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the aforesaid authority, **David Kyle Cook** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of January, 2025.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 January 24, 2025.

Affiant Signature

1/24/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

