Karen Johnson
Batch # 1247264
03/14/2025 03 05 46 PM
Fees $27 00 Taxes $0 00
20250314-0019133
Davidson County
DEEDQC
5 pgs

Quitclaim Deed

RECORDING REQUESTED BY Kenny Cozart
AND WHEN RECORDED MAIL TO:
Toni Cozart , Grantee(s)
6136 Levi Road
Hixson, TN 37343
Consideration: $ No Consideration
Property Transfer Tax. $ 0
Assessor's Parcel No 096-11-0-A 060 00 C0
PREPARED BY Toni Cozart certifies herein that he or she has prepared this Deed.

Toni Cozart
Signature of Preparer

11-20-2024
Date of Preparation

Toni Cozart
Printed Name of Preparer

6136 Levi Rd
Hixson, TN 37343

THIS QUITCLAIM DEED, executed on 3/13/2025 in the County of Davidson , State of Tennessee
by Grantor(s), Kenny Cozart ,
whose post office address is 318 Hickory Place, Nashville, TN 37214 ,
to Grantee(s), Toni Cozart ,
whose post office address is 6136 Levi Road, Hixson, TN 37343 ,

WITNESSETH, that the said Grantor(s),
Kenny Cozart ,
for good consideration and for the sum of No Consideration
($ 0 00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

Send tax bill to: Midland Mortgage
P.O. Box 26648
Oklahoma City, OK 73126-0648

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Signature of Second Grantor (if applicable)

Kenneth Cozart
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Falecia L. Murray
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Toni Cozart
Signature of Grantee

Signature of Second Grantee (if applicable)

Toni Cozart
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Steve Jones
Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Steve Jones
Print Name of First Witness to Grantee(s)

Vivian Shrum
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Wilson

On 3/13/2025, before me, ~~Memphis~~ Noah Edmondson, a notary public in and for said state, personally appeared, Kenneth Cozart

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

N. Edmondson

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID Driver License (Seal) ©

NOAH EDMONDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY ACKNOWLEDGMENT

State of TENNESSEE

County of HAMILTON

On 11 - 20 - 2024, before me, Henry Q Miller, a notary public in and for said state, personally appeared, TONI COZART

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Henry Q Miller

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID TN DL (Seal) ©

HENRY Q MILLER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 05-24-2027

Exhibit "A"

The land referred to is described as follows

Land in Davidson County, Tennessee, being Unit No H-1, Phase IV, on the plan of Hickory Place Condominiums, according to the Master Deeed of records in Book 6472, page 435, re-recorded in Book 6476, page 663, as amended by Book 6654, page 910, said amendment corrected by Book 6759, page 533 and further amended by Book 7015, page 182; Book 7015, page 187 and by Book 7015, page 192, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 795, in the Register's Office of Davidson County, Tennessee, to which plat reference is hearby made for a more particular description

Being the same property conveyed to Toni A. Cozart by deed from Brenda J Shackelford of record in Book 11645, page 717, Register's Office for Davidson County, Tennessee

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0

Kenneth Bozart
Affiant

Subscribed and sworn before me, this 14th day of March, 2025

Alyssa Dietrich
Notary

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY