REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch # 1263204 DEEDQC
04/22/2025 03 05 20 PM 2 pgs
Fees $12 00 Taxes $0 00

20250422-0030864

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0 00 Exempt Transfer Pursuant to TCA 67-4-409

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED, THIS 18th DAY OF April, 2025

LAURA SOCCORSO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/08/2028 DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd , Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
JPMorgan Chase, N A
1111 Polaris Parkway, Floor 41
Columbus, OH 43240

044 15 0 356.00

NEW OWNER:
Cheryl A Covington
1005 Birdsall Street
Old Hickory, TN 37138

QUITCLAIM DEED
(To reflect a name change)

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA) .

This indenture is made and entered into this 18th day of April, 2025 between CHERYL A. WITHERSPOON now known as CHERYL A. COVINGTON (hereinafter referred to as "GRANTOR") and CHERYL A. COVINGTON formerly known as CHERYL A. WITHERSPOON (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Lot No. 7 on the Plan of The Village of Old Hickory, Section "B", as shown on a map of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description

Being the same property conveyed to Demetrius C George by Warranty Deed from Allie Hardison Wright also known as Allie W Weesner and husband Glen Weesner, dated February 23, 1998 and filed March 2, 1998 of record in Book 10815, Page 33, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cheryl A. Witherspoon by Quitclaim Deed from Demetrius C George dated August 31, 2000 and filed September 5, 2000 of record in Instrument No 20000905-0087342, in the Register's Office for Davidson County, Tennessee.

TAX PARCEL # 044 15 0 356.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of 1005 Birdsall Street, Old Hickory, TN 37138

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

CHERYL A. COVINGTON
formerly known as CHERYL A WITHERSPOON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared CHERYL A COVINGTON formerly known as CHERYL A WITHERSPOON, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 18th day of April, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:_____

LAURA L SOCCORSO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY