Name and Address of New Owner:
Emmanuel Cole
3552 Seasons Drive
Antioch TN 37013

Send Tax Bills To:
2034 Ferris Ave
Flint MI 48503

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1269935 DEEDQC
05/07/2025 01:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250507-0035830

Map & Parcel No: 150-12-0-A

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Emmanuel Cole, an unmarried man,** "the Grantor," conveys and quitclaims unto **Emmanuel Cole, an unmarried man, and Diane Hall, a married woman, as tenants in common with right of survivorship,** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 759 on the Plan of Somerset Phase V-D of record in Book 7900, Page 670, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed Emmanuel Cole, unmarried, by Warranty Deed from Phillips Builders, Inc., of record in Book 9606, Page 174, Register's Office for Davidson County, Tennessee, dated February 27, 1995, and recorded February 28, 1995.
>
> Being improved property known as 3352 Seasons Drive, Nashville, Tennessee 37213.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

(The remainder of this page is left intentionally blank.)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 6th day of May, 2025.

Emmanuel Cole (SEAL)
Emmanuel Cole

STATE OF Michigan
COUNTY OF Genesee

On this 6th day of May, 2025, before me personally appeared Emmanuel Cole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this the 6th day of May, 2025.

rlp

Robin L. Panigi
Notary Signature Robin L. Panigi
My commission expires: 01/29/2028

ROBIN L PANIGI
Notary Public - State of Michigan
County of Genesee
My Commission Expires Jan 29, 2028
Acting in the County of _____

ROBIN L PANIGI
Notary Public - State of Michigan
County of Genesee
My Commission Expires Jan 29, 2028
Acting in the County of Genesee

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to and subscribed before me this the 6th day of May, 2025.

Notary Signature
My commission expires: 5-3-26

MELISSA R SHAFFER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-6-25.

Affiant Signature

5-6-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6 day of May, 2025.

Notary Signature

My Commission Expires: 5-9-26

