Karen Johnson Davidson County
Batch# 1271726 DEEDQC
05/12/2025 10:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250512-0037076

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Dr
Moon Township, PA 15108
File No. 3469032-5

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 098060A11600CO

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

QUITCLAIM DEED

THIS DEED made and entered into on this 5th day of May, 2025, by and between **Sandra K. Cooke and Terri Lynn Dye, a married couple, who acquired title as both unmarried, as joint tenants with right of survivorship,** residing at 3178 EARHART RD, HERMITAGE, TN 37076, hereinafter referred to as Grantor(s) and **Sandra K. Cooke and Terri Lynn Dye, a married couple, as joint tenants with right of survivorship,** residing at 3178 EARHART RD, HERMITAGE, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in DAVIDSON County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3178 EARHART RD, HERMITAGE, TN 37076

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sandra K. Cooke

Sandra K. Cooke

Terri Lynn Dye

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sandra K. Cooke and Terri Lynn Dye**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage, TN, this 5th day of May, 20 25.

Dananna Durrett
Notary Public

My Commission expires: 1-11-2026

DANANNA DURRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

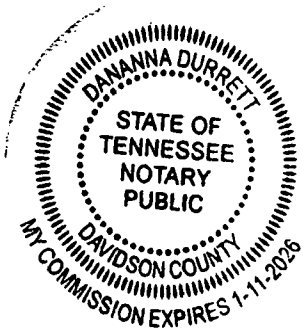
Sandra K. Cooke Terri Dye
Affiant

Print Name: Sandra K Cooke Terri Lynn Dye

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 5th day of May, 2025.

Dananna Durrett
Notary Public
My Commission Expires: 1-11-2026



Name and address for person(s) responsible for taxes:

SANDRA K. COOKE AND TERRI LYNN DYE
3178 EARHART RD
HERMITAGE, TN 37076

Name and address of property owner:

SANDRA K. COOKE AND TERRI LYNN DYE
3178 EARHART RD
HERMITAGE, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

BEING Lot No. 108, on the Plan of Phase One, Section B, Bridgewater, of record in Instrument 20060425-0046949, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067982, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property as conveyed from Frank Batson Homes, Inc. to Sandra K. Cooke and Terri Lynn Dye, both unmarried, as joint tenants with right of survivorship as set forth in Deed Instrument #20150702-0064311 dated 06/30/2015, recorded 07/02/2015, DAVIDSON County, TENNESSEE.

Tax ID Number: 098060A11600CO

Property commonly known as: 3178 EARHART RD, HERMITAGE, TN 37076

Tennessee Certification of Electronic Document

I, Charla Heiser, 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 May 5, 2025.

Charla Heiser

Affiant Signature

5/8/2025

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th day of May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8.21.2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Lauren Morgan, Notary Public
Allegheny County
My Commission Expires August 21, 2027
Commission Number 1437723

3469032
Deed