Karen Johnson Davidson County
Batch# 1325742 DEEDQC
09/23/2025 10:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250923-0075810

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

G-PB-25-243

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jill E. Andrews and David J. Cooper, wife and husband	**Same as New Owner**	
(NAME)	(NAME)	**042-13-0-080.00**
243 Foxboro Drive,		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JILL ANDREWS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JILL E. ANDREWS AND DAVID J. COOPER, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hedgewood Hills, Section 2, as of record in Book 3700, page 44, Registers Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 148.36 feet on the Southerly side of Foxboro Drive and extends back 325.1 feet on the Easterly line and 285.12 feet on the Westerly line to a dead line, measuring 219.7 feet thereon.

Being the same property conveyed to Jill Andrews, an unmarried woman by Warranty Deed from Steinland, LLC of record in Instrument No. 20170313-0024405 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 13, 2017.

The said Jill Andrews and Jill E. Andrews are one and the same person.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **243 Foxboro Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 19th day of September, 2025.

Jill Andrews

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL E. ANDREWS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **9/19/2025** (date of document).

Affiant Signature

Date **9/19/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **19** day of **September**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027