

024-10819

OWNER/RESPONSIBLE TAXPAYER:
Jeremy Shane Cox
3919 Schoad Rd.
Knoxville TN 37921
CLT No. 024-108.19

THIS INSTRUMENT PREPARED BY:
TENNESSEE VALLEY TITLE INSURANCE CO.
800 South Gay Street, Suite 1700
Knoxville, TN 37929
File No. 181903 (RPM)

QUITCLAIM DEED

Nick McBride
Register of Deeds
Knox County

THIS INDENTURE made this 9th day of January, 2020, between MITZI COX, married, First Party, and JEREMY SHANE COX, Second Party;

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00), and other good and valuable consideration, to her in hand paid by said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUITCLAIMED, and does by these presents bargain, sell, remise, release and QUITCLAIM unto Second Party all of First Party's right, title and interest in and to the following described premises, to-wit:

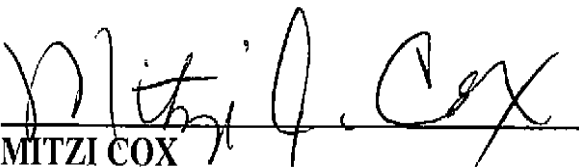
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said Second Party, his heirs, representatives, successors and assigns forever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

FIRST PARTY, being first duly sworn, does hereby state upon oath that the above described property is investment property and has never been used by First Party or any of her immediate family as a personal residence.

IN WITNESS WHEREOF, the said First Party has executed this instrument as of the day and year first above written.


MITZI COX


Knox County, TN Page: 1 of 3
REC'D FOR REC 1/13/2020 12:34 PM
RECORD FEE: \$17.00 T20200001546
M. TAX: \$0.00 T. TAX: \$0.00
202001130046479

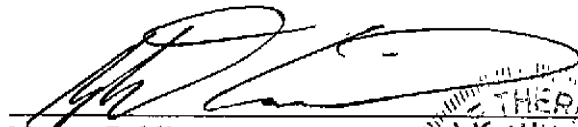
COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR

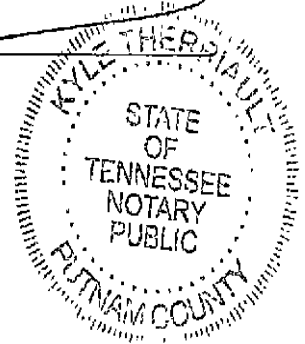
JAN 13 2020

BY JOHN R. WHITEHEAD 

Subscribed and sworn to before me this 6th day of January, 2020.

My Commission Expires: My 19, 2020


Notary Public



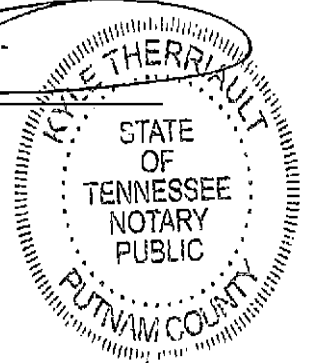
STATE OF TENNESSEE)
) SS
COUNTY OF KNOX)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MITZI COX**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

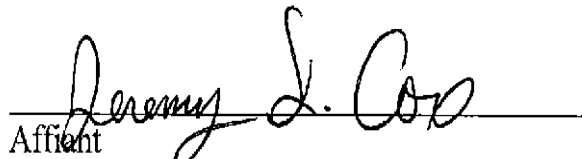
WITNESS my hand and official seal, this 6th day of January, 2020.

My Commission Expires: My 19, 2020


Notary Public

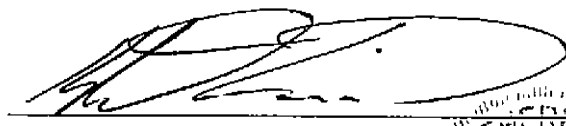


I hereby swear or affirm that the actual consideration of this transfer is **-0-**.


Affiant

Subscribed and sworn to before me this 9th day of January, 2020.

My Commission Expires: My 19, 2020


Notary Public

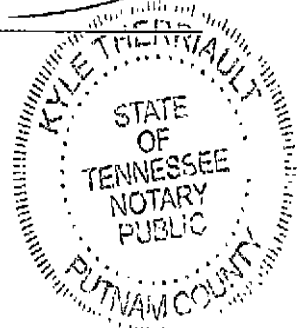


EXHIBIT "A"

SITUATED in the Eighth (8th) Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin set, ½" capped rebar, on the easterly right of way of Hudson Road, said iron pin being located North 12 deg. 55 min. 21 sec. East, 3391.00 feet from the centerline intersection of Dockery Drive, said iron pin also being a corner to Mike and Evelyn Monroe (WDB 2229, PG 370); thence leaving Monroe, and with the easterly right of way line of Hudson Road, the following three (3) calls and distances: 1) with the arc of a curve to the right, said curve having a radius of 1508.71 feet and a chord bearing and distance of North 25 deg. 29 min. 34 sec. East, 190.34 feet to a point; 2) North 29 deg. 06 min. 33 sec. East, 207.92 feet to a point; and 3) with the arc of a curve to the left, said curve having a radius of 671.63 feet and a chord bearing and distance of North 22 deg. 58 min. 11 sec. East, 143.66 feet to an existing iron pin, ½" rebar, corner to John Acuff (Instrument No. 201103080053299); thence leaving Hudson Road, and with Acuff, South 86 deg. 20 min. 57 sec. East, 477.50 feet to an existing iron pin, ½" rebar, common corner to Acuff and Ernest H. Boling (Instrument No. 199908090011497); thence with Boling, South 13 deg. 17 min. 03 sec. East, 402.91 feet to an iron pin set, ½" capped rebar at fence corner in the line of Boling and a corner to Monroe; thence leaving Boling, and with Monroe, South 85 deg. 31 min. 43 sec. West, 810.71 feet to the **POINT OF BEGINNING**, containing 6.42 acres, more or less, according to survey of Michael S. Funderlic, Surveyor, Tennessee RLS No. 1746, dated September 12, 2018, bearing Project No. 16788. Surveyor's Address: Boundary Consultants, 422 East Oak Hill Avenue, Knoxville, TN 37917.

BEING the same property conveyed to Mitzi Cox, by Warranty Deed from Mike Monroe and wife, Evelyn Monroe, dated October 3, 2018, filed for record as Instrument No. 201810040022070 in the Knox County Register of Deeds Office.

THIS DESCRIPTION TAKEN FROM PREVIOUS DEED OF RECORD, NO SURVEY HAVING BEEN PROVIDED TO PREPARER.

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.