Davidson County DEEDQC
Recvd: 04/17/06 13:41 3 pgs
Fees:17.00 Taxes:0.00
20060417-0043352

THIS INSTRUMENT PREPARED BY:

JANELLE A. SIMMONS
Attorney at Law/BPR: 022290
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Nashville, TN 37208
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Map-Parcel Numbers
Map: 107-5
Parcel: 224

QUITCLAIM DEED

FROM: TERRELL EUGENE COTHRAN

TO: JUDY ANN COTHRAN

ADDRESS NEW OWNER AS FOLLOWS:

JUDY ANN COTHRAN
416 Coburn Lane
Franklin, TN 37069

SEND TAX BILL TO:
Judy Ann Barrett-Cothran
416 Coburn Lane
Franklin, TN 37069

This quitclaim deed made on the 17th day of April, 2006, between Terrell Eugene Cothran and Judy Ann Cothran.

That for and in the consideration of the parties the sum of One Dollars, ($1.00), and in compliance with a decree of absolute divorce filed in the Williamson County Chancery Court, State of Tennessee, and for the express purpose of making a reconveyance to create fee simple title to **Judy Ann Cothran**, I, **Terrell Eugene Cothran**, hereinafter referred to as Grantor, by these present do hereby release, remise and forever quitclaim unto **Judy Ann Cothran**, hereinafter referred to as Grantee, all of his interest, if any, in that certain real property commonly known as **1935 Karen Drive, Nashville, Davidson County, State of Tennessee** described as follows:

Being Lot No. 248 on the Plan of Bel-Air Section Two of record in Book 2900, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot no. 248 fronts 70 feet on the southerly margin of Karen Drive and extends back 142 feet on the westerly line and 140 feet on the easterly line to a deadline measuring 58 feet thereon

Being the same property conveyed to Terrell E. Cothran and Judy Ann Cothran by Warranty deed from Carole Hobbs on the 29th day of August 1980. Book 5653, Page 564.

This conveyance is made subject to the Plan of record in Book 2900, Page 29, said Register's Office which shows an owner's certificate, a 40-foot minimum building setback line from Karen Drive and a 10-foot easement for public utility purposes along the rear line of said lot; a 2.5 x 20 foot utility anchor easement located on the northwest and northeast front corners of said lot; and restrictive covenant contained in instrument of record in Book 2952, Page 215, Book 2964 Page 1, Book 3096, Page 485 Register's Office for Davidson County.

Together will all the tenements, hereditaments, and appurtenances thereunto belonging, and the reservations, remainders, rents, issues and profits thereof.

~~To have and to hold, all and singular premises, with the appurtenances, unto **JUDY ANN COTHRAN** and her heirs and assigns forever.~~

In witness where of **TERRELL EUGENE COTHRAN** has hereunto this day and year as set forth above.

TERRELL EUGENE COTHRAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TERRELL EUGENE COTHRAN, personally appeared before me, a Notary Public in and for said County and State, with whom I am personally acquainted, (or proved to me on the basis on satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17TH day of APRIL, 2006

NOTARY PUBLIC

M. LEE BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:

5/23/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is, 0

JUDY ANN COTHRAN

Sworn to and subscribed before me, this the 17th day of April, 2006.

NOTARY PUBLIC

JOHNNIE A. YUKEN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:

My Commission Exp. Nov. 22, 2008