This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20140086566 DEEDQC
Recvd: 11/17/14 15:25 2 pgs
Fees:12.00 Taxes:0.00
20141117-0105966

QUITCLAIM DEED

FROM: Todd G. Coppedge and
Marla S. Coppedge

TO: Casey James, a single man

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

State of Tennessee
County of Davidson

The actual consideration for the transfer of this interest is $ -0-.

Affiant

Subscribed and sworn to before me this 17 day of November, 2014.

Notary Public

10/14/15
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
CASEY JAMES **6016 GESSNER LANE** **BRENTWOOD, TN 37027**	**SAME**	**172-058-165.00CO**

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of releasing any and all interest we may have in the subject property by virtue of a Warranty Deed of record in Instrument No. 20011004-0107645, which was re-recorded in Instrument No. 20020206-0016494, Register's Office for Davidson County, Tennessee, we, Todd G. Coppedge and Marla S. Coppedge have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Casey James, a single man, his successors and assigns, our entire right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 51 on the Plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Todd G. Coppedge and wife, Marla S. Coppedge, by mistake, by Warranty Deed from Pulte Homes Tennessee, Limited Partnership of record in Instrument No. 20011004-0107645 and subsequently re-

recorded with the name of the correct Grantee, Pamela P. Hughes, an unmarried woman, of record in Instrument No. 20020206-0016494, Register's Office for Davidson County, Tennessee.

This is improved property known as 6016 Gessner Lane, Brentwood, TN 37027.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (in acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS our hands this 14 day of November, 2014.

Todd G. Coppedge

Marla S. Coppedge

STATE OF INDIANA §
COUNTY OF Hamilton §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd G. Coppedge and Marla S. Coppedge, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of November, 2014.

Notary Public

MAR 12, 2016
Commission Expiration Date

Daniel M Yowell
Printed Name of Notary

DANIEL M. YOWELL
Notary Public - Seal
State Of Indiana
My Commission Expires Mar 12, 2016