QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 28 DAY OF Sept, 2015

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-2017

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03209 BRENT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Christopher L. Brent	same	173090A44100CO
8652 Gauphin Place		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICK KOTTER AND MARY KOTTER CO GUARDIANS OF KRISTEN LEIGH KOTTER, UNMARRIED*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

CHRISTOPHER L. BRENT, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 8652 Gauphin Place, Nashville, TN 37211

Witness My hand on this 23rd day of Sept, 2015

Rick Kotter

Mary Kotter

Davidson County DEEDQC
Recvd: 09/28/15 11:25 2 pgs
Fees:12.00 Taxes:0.00
20150928-0098179

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Rick Kotter and Mary Kotter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the Co Guardians of Kristen Leigh Kotter, and that Rick Kotter and Mary Kotter, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of Kristen Leigh Kotter for the purposes therein contained.

Witness my hand and official seal at Paducah, KY Tennessee, this 23 day of Sept, 2015

Notary Public Pamela Ellegood

My Commission Expires: 10/26/2016

PAMELA K. ELLEGOOD NOTARY PUBLIC KENTUCKY STATE AT LARGE My Comm Expires 10/26/2016

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 380 ON THE PLAN OF REVISION OF LOTS 367 THROUGH 383 AND OPEN SPACE "A", PHASE SIX, LENOX VILLAGE, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20050617-0069532, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR MORE COMPLETE DETAILS OF SAID LOTS.

BEING THE SAME PROPERTY CONVEYED TO CHRIS BRENT, AN UNMARRIED PERSON BY WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 13TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060413-0042390, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Further being the same property conveyed to Christopher L. Brent, an unmarried person and Kristen Leigh Kotter, an unmarried person as tenants in common with the right of survivorship by Quitclaim Deed from Chris Brent, an unmarried person of Record in Instrument #20090721-0068077 Registers Office for Davidson County Tennessee.

*Rick Kotter and Mary Kotter sign this document with authority pursuant to an Order of Appointment of Guardianship entered August 13, 2015 in the McCracken District Court Paducah, KY (Case No 15-H-71-1)

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jim. R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Chad I. Pearman, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016