BILL GARRETT, Davidson County
Trans:T20150088492 DEEDQC
Recvd: 10/16/15 15:40 3 pgs
Fees:17.00 Taxes:0.00
20151016-0105724

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Larry B. Coffee
1110 Jones Street
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map and Parcel No.
Map 095 07
Parcel 122.00

WHEREAS Leonard B. Coffee on April 30, 2010, transferred unto **Leonard Boyd Coffee, Leonard Boyd Coffee Revocable Living Trust Agreement dated March 18, 2010**, all of his interest in and to the real property described in this deed below.

WHEREAS on June 7, 2015, Leonard Boyd Coffee died;

WHEREAS upon the death of Leonard Boyd Coffee, Linda Fay Brown and Larry B. Coffee became Co-Trustees of the above-referenced trust;

NOW, THEREFORE, FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Linda Fay Brown and Larry B. Coffee, Trustees, Leonard Boyd Coffee Revocable Living Trust Agreement dated March 18, 2010**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Larry B. Coffee** ("Grantee"), all of their interest, as Trustees, in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 239 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 239 is described as follows: Beginning at a point in the Westerly margin of McGavock Pike, the common corner of Lots Nos. 238 and 239; thence with the line between said lots Westerly 307 feet to a point in the Easterly line of Lot No. 30; thence with the line of Lots Nos. 30 and 31, Southerly 105.2 feet to a concrete monument in the North line of the Baxter property; thence with the line of said Baxter property, South 87 degrees East 307.3 feet to the Westerly margin of McGavock Pike; thence with the margin of said Pike, Northerly 92 feet to the beginning. This being a part of the property conveyed to Fidelity Federal Savings and Loan Association of Nashville, by Deed from Louis Leftwich, Jr., Trustee, of Record in Book 2278, Page 107, said Register's Office.

Being the same property conveyed to **Leonard Boyd Coffee, Trustee, Leonard Boyd Coffee Revocable Living Trust Agreement dated March 18, 2010** by Quitclaim Deed from **Leonard B. Coffee,** dated April 30, 2010, of record in Instrument No. 20100510-0035382, Register's Office for Davidson County, Tennessee.

* **Leonard Boyd Coffee** and **Leonard B. Coffee** are one and the same person.

This is improved property known as: **262 McGavock Pike, Nashville, TN**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 9th day of October ,2015.

Linda Fay Brown

Linda Fay Brown, Trustee, Leonard Boyd Coffee Revocable Living Trust Agreement dated March 18, 2010

Larry B. Coffee

Larry B. Coffee, Trustee Leonard Boyd Coffee Revocable Living Trust Agreement dated March 18, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Linda Fay Brown, Trustee, Leonard Boyd Coffee Revocable Living Trust Agreement dated March 18, 2010,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2015.

Notary Public

My Commission Expires: August 4, 2019

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires August 4, 2019

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Larry B. Coffee, Trustee, Leonard Boyd Coffee Revocable Living Trust Agreement dated March 18, 2010,** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2015.

Notary Public

My Commission Expires: August 4, 2019

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires August 4, 2019

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 9th day of October, 2015.

Notary Public

My Commission Expires: August 4, 2019

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires August 4, 2019