Davidson County DEEDQC
Recvd: 05/25/16 13:55 4 pgs
Fees:22.00 Taxes:0.00
20160525-0052665

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

| Address New Owner(s) | Send Tax Bills To: | Parcel ID Number(s) |
|---|---|---|
| Daniel K. Coen Jr.<br>105 Gun Club Road<br>Nashville, TN 37205 | Same | 116-13-0-045.00<br><br>Davidson County |

# TRUSTEE'S QUITCLAIM DEED

**WHEREAS**, Daniel K. Coen Jr. (the "Trustee") is the trustee of the Suzanne E. Coen Family Trust (the "Family Trust"), created under paragraph 9 of the Last Will and Testament of Suzanne Elizabeth Coen dated February 29, 2000 (the "Will"); and

**WHEREAS**, the Trustee acquired an undivided interest in and to the real property described on Exhibit A hereto (the "Property"); and

**WHEREAS**, pursuant to paragraph 10 of the Will, the Trustee has the power to encroach upon the corpus of the Family Trust; and

**WHEREAS**, the Trustee now desires to exercise such power to encroach upon the Family Trust to distribute the Property to Daniel K. Coen Jr., a current permissible beneficiary of the Family Trust.

**NOW THEREFOR AND IN CONSIDERATION OF** One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, DANIEL K. COEN JR., as TRUSTEE OF THE SUZANNE E. COEN FAMILY TRUST, hereby quitclaims and conveys to DANIEL K. COEN JR., his heirs and assigns, all of his right, title and interest as Trustee of the Suzanne E. Coen Family Trust in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A hereto.

This is improved property known as 105 Gun Club Road, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

Said Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

**IN WITNESS WHEREOF,** the undersigned has executed this instrument on this 25th day of May, 2016.

Daniel K. Coen Jr., as Trustee of the
Suzanne E. Coen Family Trust

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Daniel K. Coen Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Trustee of the Suzanne E. Coen Family Trust for the purposes therein contained.

WITNESS my hand, at office, this 25 day of May, 2016.

Lori D. Cox
Notary Public

My Commission Expires:

LORI D. COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

DANIEL K. COEN JR.

Subscribed and sworn to before me
this 25 day of May, 2016.

Lori D. Cox
Notary Public

My Commission Expires:

LORI D. COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 358 on the plan of Hillwood Estates, Section 14, of record in Book 2900, page 36, Register's Office for said County.

Said Lot No. 358 fronts 175 feet on the southerly margin of Gun Club Road and extends back 207.2 feet on the easterly line and 215 feet on the westerly line to a dead line in the rear, measuring 190 feet thereon.

Being the same property conveyed to Daniel K. Coen Jr., as Trustee of the Suzanne E. Coen Family Trust, by deed of record recorded as instrument number 20050503-0049502, Register's Office of Davidson County, Tennessee.

16870601.1

# True Copy Certification

I, _Lucretia Albert_, 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert_ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/2019

Notary's Seal (if on paper)

