Davidson County DEEDQC
Recvd: 11/09/16 15:09 3 pgs
Fees:17.00 Taxes:0.00
20161109-0118796

QUITCLAIM DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400 Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James T. Coakley Jr.	Amerifirst Financial, Inc.	176050A02000CO
(NAME)	(NAME)	
6724 Birchbrook Dr.	1550 E. McKellips Road, suite 117	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Mesa, AZ 85203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James T. Coakley Jr ("the Grantor")

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

James T. Coakley Jr and wife, Amie Carol Cross Coakley. ("the Grantee")

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

BEING LOT 37, HICKORY WOODS ESTATES, SECTION "C", AS RECORDED IN BOOK 6900, PAGES 885-887, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO IONA K. CANADA, A SINGLE PERSON, BY WARRANTY DEED FROM HOLIGAN FAMILY INVESTMENTS, INC., DATED OCTOBER 3, 1996, OF RECORD IN BOOK 10213, PAGE 502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to James T. Coakley Jr by deed of record as Instrument No._____ said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 6724 BIRCHBROOK DR., ANTIOCH, TENNESSEE 37013.

This is: Improved property, known as 6724 Birchbrook Dr. Antioch TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands on 10/31/16.

James T. Coakley Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, JAMES T. COAKLEY JR. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/31/16.

Notary Public

My Commission Expires: _____

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

True Copy Certification

I, Dellana Lowhorn, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires
Notary Seal (if on paper)

JOHN A. BELL JR. NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018