THIS INSTRUMENT PREPARED BY **AMERICAN TITLE AND ESCROW SERVICES, LLC**
7101 Sharondale Court #200 Brentwood, TN 37027

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

New Owner:	Send Tax Bills To:	Map and Parcel #
ERIC WAYNE MCCOY 203 HILLCREST ROAD KINGSTON SPRINGS, TN 37082	SAME	08800004800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **CHARLES W. MCCOY JR., A MARRIED MAN AND CHARLES DALE MCCOY, AN UNMARRIED MAN** by these presents does hereby quitclaim and convey unto **ERIC WAYNE MCCOY, AN UNMARRIED MAN** their heirs and assigns, all his right, title and interest in and to the following described tract of land for the purpose of vesting fee simple title:

BEING LOT NO. 1, ON THE PLAT OF HIGDON HILLS, OF RECORD IN PLAT BOOK 2, PAGE 39, IN THE REGISTER'S OFFICE OF CHEATHAM COUNTY, TENNESSEE AND BEING LOT NO. 1 ON THE PLAT OF HIGDON HILLS OF RECORD IN PLAT BOOK 5060, PAGE 8, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES WAYNE MCCOY AND WIFE, SARA SUE MCCOY BY DEED FROM JOHN R. REALE AND WIFE, VIRGINIA R. REALE OF RECORD IN BOOK 6375, PAGE 445, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SARA SUE MCCOY HAVING SINCE DIED AUGUST 27, 2003 LEAVING CHARLES WAYNE MCCOY AS SURVIVING SPOUSE UNDER TENANCY BY THE ENTIRETY. CHARLES WAYNE MCCOY HAVING SINCE DIED INTESTATE ON MARCH 16, 2013, A RESIDENT OF DAVIDSON COUNTY, TENNESSEE, SURVIVED BY HIS CHILDREN, CHARLES W. MCCOY JR. AND CHARLES DALE MCCOY. THE SUBJECT PROPERTY WAS NEVER THE PRINCIPAL RESIDENCE OF THE GRANTORS HEREIN.

This is improved property known as: 1045 GARLAND HOLLOW ROAD PEGRAM, TENNESSEE

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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

BILL GARRETT, Davidson County
Trans:T20170017336 DEEDQC
Recvd: 02/28/17 12:53 2 pgs
Fees:12.00 Taxes:0.00
20170228-0019828

Witness my hand this 28th day of February, 2017.

Charles W. McCoy Jr.
CHARLES W. MCCOY JR.

Charles Dale McCoy
CHARLES DALE MCCOY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared **CHARLES W. MCCOY JR. AND CHARLES DALE MCCOY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 28th day of February, 2017.

Joyce Jordan
NOTARY PUBLIC

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

My commission expires: 12-19-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is ***$ -0-*** and no other monetary consideration.

Charles W. McCoy Jr.
Affiant

Sworn to and subscribed before me this the 28th day of February, 2017.

Joyce Jordan
NOTARY PUBLIC

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

My commission expires: 12-19-20