New owner / tax Bills
Amanda Coaker
109 42nd Ave
Nashville, TN 37209

Bill Garrett Davidson County
Batch# 43843 DEEDQC
01/03/2018 12:46:05 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180103-0000991

Quitclaim Deed

RECORDING REQUESTED BY Adam Will
AND WHEN RECORDED MAIL TO:
Adam Will - prepared by, Grantee(s)
109 42nd Ave
Nashville TN, 37209
Consideration: $ 0
Property Transfer Tax: $ 1
Assessor's Parcel No.: 103 08 0 300.00
PREPARED BY: Adam Will certifies herein that he or she has prepared this Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
3 Day of Jan, 2018.
A. Goodman, Deputy Register

Signature of Preparer

Date of Preparation

Adam Will
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 12/15/17 in the County of Davidson, State of Tennessee by Grantor(s), Adam Will, whose post office address is 109 42nd Ave, Nashville TN 37209, to Grantee(s), Amanda Coaker, whose post office address is 109 42nd Ave, Nashville TN 37209,

WITNESSETH, that the said Grantor(s), Adam Will, for good consideration and for the sum of Zero ($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

©SmartLegalForms See Exhibit A For Legal Description

Current source of title
2017 0602 - 0054 925

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Adam Will -12-20-17
Print Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Amanda Coalter
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

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NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 12-20-17, before me, ~~Adam W. Ward & Amanda Coaker~~ Patricia J. Ward, a notary public in and for said state, personally appeared, Adam Will and Amanda Coaker

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Patricia J. Ward

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID Drivers Licenses

MY COMMISSION EXPIRES
JAN 25, 2020

PATRICIA J. WARD
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY TENN

(Seal)

Exhibit A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2017. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
R-VRES-17-109-T	

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Will	**Simmons Bank**	
(NAME)	(NAME)	
109 42nd Avenue N	**PO Box 16367**	**103-08-0-300.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Jonesboro, AR 72403**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDAN H. CHURCH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM WILL, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Resubdivision Plat of Lots Nos. 1, 2 and 3 of the Paula Diane Godsey, Trustee Property Plan of West End Annex (Plat Book 332, page 61, Register's Office for Davidson County, Tennessee), as of record in Instrument Number 20140910-0082697, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brendan H. Church, unmarried by Warranty deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20150715-0069078 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 15, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Matters shown on the Plan of record in Plat at Instrument No. 20140910-0082697, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 42nd Avenue N, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170046774 DEEDWARR
Recvd: 06/02/17 09:39 2 pgs
Fees:13.00 Taxes:3977.50
[redacted]
20170602-0054895