THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 76250 **DEEDQC**
04/04/2018 11:55:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180404-0031627

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 29th day of March, 2018.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

NOTARY PUBLIC

My Commission Expires:

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Timothy Blake Cothran	Same	P/O 11901023100
2032 Delaware Dr		
Nolensville, TN 37135		

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Timothy B. Cothran, a married man,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Timothy Blake Cothran, a married man, Patricia R. Woods, a married woman, and George R. Woods, Jr. a married man, all as tenants in common,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat 2230 Fox Avenue of record in Plat at Instrument No. 20180302-0019849, 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 part of the same property conveyed to Timothy B. Cothran by Warranty deed from Nolan Welch, Delores Wehby Young and Samuel O. Wehby of record in Instrument No. 20170405-0033335 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 5, 2017. Thence being part of the same property conveyed to Timothy B. Cothran by Quitclaim deed from Timothy B. Cothran of record in Instrument No. 20170612-0058537 Register's Office for Davidson County, Tennessee, dated June 7, 2017 and recorded on June 12 2017; and being part of the same property conveyed to Timothy B. Cothran by Quitclaim deed from Timothy B. Cothran of record in Instrument No. 20170612-0058538 Register's Office for Davidson County, Tennessee, dated June 7, 2017 and recorded on June 12, 2017.

This is unimproved property known as : 2228 Fox Avenue, Nashville,, TN 37210

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 29th day of March, 2018.

Timothy B. Cothran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Timothy B. Cothran, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2018

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020