Karen Johnson Davidson County
Batch# 193536 DEEDQC
02/11/2019 09:09:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190211-0012473

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
131 Saundersville Road, Suite 130
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Willie Thomas Coppinger 401 Northwind Court Goodlettsville, TN 37072	Same	042 10 0 033.00

FOR AND IN CONSIDERATION of other monetary consideration, I, LAVERN BRADY COPPINGER (the "Grantor") (widow of Jesse W. Coppinger, deceased), do hereby quitclaim, transfer and convey all my interest in and to the following described property to WILLIE THOMAS COPPINGER (the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described a follows:

LAND in the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 38 on the Plan of Sherry Heights, Section II, of record in Book 2331, page 69, Register's Office for said County.

Said Lot No. 38 beings at a point in the easterly margin of Port Drive, the common corner of Lots Nos. 38 and 51; thence along the easterly margin of Port Drive, northwardly 140 feet to a monument, the beginning of a curve; thence around said curve in a northeasterly distraction 39.3 feet to a monument in the southerly margin of Westchester Drive; thence along the southerly margin of Westchester Drive, easterwardly, 141 feet to the common corner of Lots Nos. 38 and 39, thence along the line between said lots, southwardly 167.8 feet to the common rear corner of Lots Nos. 38 and 39; thence along the line between Lots Nos. 38 and 51, westwardly 180 feet to the point of beginning.

Being the same property conveyed to Jesse W. Coppinger and wife, Lavern Brady Coppinger from Ollie C. Batts, Jr., and wife, Dorothy Jean Batts, by Deed of Record in Record Book 3316, page 222, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 7th day of February, 2019.

Lavern Brady Coppinger
LAVERN BRADY COPPINGER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Lavern Brady Coppinger, a Notary Public in and for said County and State, aforesaid, personally appeared LAVERN BRADY COPPINGER, 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 for the purposes therein contained.

WITNESS my hand and seal, at the office in Hendersonville, Sumner County, Tennessee, this 7th day of February, 2019.

Christina Baker
NOTARY PUBLIC

My Commission Expires: 8/17/20

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

Lauren Brady Cosgrove
Affiant

Sworn to and subscribed before me
This 7th day of February, 2019.

Christina Baker
Notary Public

My Commission Expires: 8/17/20

CHRISTINA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY