This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

William E. Coakley
2010 Acklen Avenue
Nashville, TN 37212

SEND TAX BILLS TO:

SAME AS ADDRESSEE

Karen Johnson Davidson County
Batch# 207481 DEEDQC
03/19/2019 10:10:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190319-0024804

Map & Parcel: 104-12-39.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

William E. Coakley and Brian David Briggs

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

William E. Coakley and Brian Briggs, as joint tenants with rights of survivorship

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the south part of the west ½ of Lot No. 236 on the Map of Christopher & Kirkman's Belmont park Addition, as of record in Book 57, page 158, Register's Office for said County, as follows:

Beginning at a point in the north margin of Acklen Avenue at the corner of Lots Nos 26 and 27, said point being 137 feet east of the easterly margin of sidewalk which is in the right of way of 21st Avenue South; thence with the line between said Lots Nos. 26 and 27, northerly 97.5 feet; thence easterly 50 feet to a stake thence southerly 97.5 feet to an iron pin in the north margin of Acklen Avenue; thence with the margin of the same westerly 50 feet to the beginning.

Being part of the northwest part of Lot 26 on the Map of Christopher and Kirkman's Belmont Park Addition as of record in Book 57, page 158, and described according to a survey thereof made October 31, 1972, by Southern Land Surveying Company Inc., as follows :

Beginning at a point South 82 degrees 05 min 27 sec East 146.5 feet from the east margin of 21st Avenue South in the south margin of a 15 foot alley; thence with said alley, South 82 degrees 05 min 27 sec East 44.5 feet to a point; thence leaving said alley, south 06 degrees 21 min 22 sec West 62.5 feet to a point; thence North 82 degrees 06 min 42 sec West 45.3 feet to a point; thence North 07 degrees 05 min 23 sec East 62.5 feet to the south margin of said alley to the point of beginning,

Being the same property conveyed to William Coakley and Brian David Briggs by deed from Winnie C. Espy, Patricia Davis nka Patricia Espy and Michael Espy dated March 22, 2013 and filed for record March 25, 2013 as Instrument nO. 20130325-0029306 in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 13 day of March, 2019

William E. Coakley

Brian David Briggs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, William E. Coakley and Brian David Briggs with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 13 day of March, 2019

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 1-20-20

STATE of TENNESSEE
COUNTY of Davidson

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

Affiant

Sworn to and subscribed to before me this 13 day of March, 2019.

My commission expires: 1-20-20

Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY