Karen Johnson Davidson County
Batch# 218622 DEEDQC
04/16/2019 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190416-0034926

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2019.

Notary Public

My Commission Expires:

CINDY GASKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/02/2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Keyren Harrison Cotter, Trustee 505 Vantrease Road Madison, Tennessee 37115	SAME	042 15 0 017.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Keyren Harrison Cotter**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State

of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Keyren Harrison Cotter, Trustee of the Keyren Harrison Cotter Living Trust,** established by the Revocable Trust Agreement of Keyren Harrison Cotter dated December 30, 2015, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 16th day of April, 2019.

Keyren Harrison Cotter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keyren Harrison Cotter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of April, 2019.

CINDY GASKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-02-2021

My Commission Expires: _____

Cindy Daskins
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, particularly shown as an unnumbered tract on the map of Marthonna, not of record, and described as follows:

Beginning at a point in the north margin of Marthonna Road south, formerly Ezell Road south, said point being 275 feet west of the west margin of Ezell Road west, being the southwest corner of Lot No. 104 of Block "C" of said Marthonna Subdivision; thence northerly with the rear line of Lots 93 to 104 of Block "C" of said Subdivision, 300 feet to a point; thence westerly 135 feet to a point; thence southerly 300 feet to the north margin of Marthonna Road south; thence with the margin of the same easterly 135 feet to the point of beginning.

Being the same property conveyed to Keyren Harrison Cotter by deed from Keyren Harrison Cotter, Trustee of the Keyren Harrison Cotter Living Trust, established by the Revocable Trust Agreement of Keyren Harrison Cotter dated December 30, 2015, of record as Instrument No. 20181003-0098197, Register's Office for Davidson County, Tennessee.

This is improved property known as 505 Vantrease Road, Madison, Tennessee 37115.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

