Box 44

Karen Johnson Davidson County
Batch# 227644 DEEDQC
05/08/2019 04:13:53 PM 6 pgs
Fees: $37.00 Taxes: $0.00
20190508-0043338

FROM:

JOLEEN M. COON, individually, and

JOLEEN M. COON, EXECUTRIX of the Estate of George D. Coon, Jr.

TO:

JACK W. ROBINSON, JR., TRUSTEE

FROM:

JACK W. ROBINSON, JR., TRUSTEE

TO:

JOLEEN M. COON

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE*.

Joleen M. Coon
Affiant

Subscribed and sworn to before me, this 8th day of May, 2019.

CL M Ph
Notary Public

CANDACE M. PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

My Commission Expires: 3/03/2020

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joleen M. Coon 2623 Pennington Bend Road Nashville, Tennessee 37214	Frank A. Matter, et al. P. O. Box 100844 Nashville, Tennessee 37210	119-1-163 (Tract1) 106-5-136 (Tract 2)

QUITCLAIM DEED

WHEREAS, George D. Coon, Jr. ("George") died on December 28, 2017, owning interests in certain real property located Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Frank A. Matter, and/or Frank A. Matter and wife, Kay M. Matter, also owned an interest in the Property at the time of George's death; and Frank A. Matter, and or Frank A. Matter and wife, Kay M. Matter, still own their interests in the Property;

WHEREAS, George's estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (the "Court"), Docket No. 18P-142, wherein George's Will dated July 11, 1995, was duly admitted to probate and is of record in the Clerk's Office for the Court;

WHEREAS, Joleen M. Coon, George's widow, was duly appointed as Executrix of George's estate;

WHEREAS, as specifically approved by the Court in its Order to Terminate (and Not Fund) Trust, filed February 20, 2019 in Docket No. 18P-142 (the "Order"), the trust mentioned in George's Will was never established or funded, and any property or assets which would have gone to the Trust, instead now pass to Joleen M. Coon, who is now the sole beneficiary of George's estate;

WHEREAS, after the entry of the Order, Joleen M. Coon, as Executrix of George's estate, desires that the interests in certain real property which George owned at the time of his death be properly distributed to Joleen M. Coon, individually; and

WHEREAS, this deed is also being made to clarify that title to the interests in the Property which George owned at his death are now to be vested in Joleen M. Coon, though Frank A. Matter, and/or Frank A. Matter and wife, Kay M. Matter, still owns interests therein;

NOW, THEREFORE, KNOW ALL PERSONS by these presents that **JOLEEN M. COON, EXECUTRIX OF THE ESTATE OF GEORGE D. COON, JR.**, hereby remises, releases and forever quitclaims unto **JACK W. ROBINSON, JR., TRUSTEE**, his successors and assigns, all of the right, title and interest of George and George's estate in and to the Property; and further, **JOLEEN M. COON, individually**, hereby remises, releases and forever quitclaims unto the said **JACK W. ROBINSON, JR., TRUSTEE**, his successors and assigns, all of her right, title and interest in and to the Property.

And now, I, the said **JACK W. ROBINSON, JR., TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby remise, release and forever quitclaim unto **JOLEEN M. COON**, her heirs and assigns, all of my right, title and interest in and to the Property.

The Property is improved property generally known as 2200 Dortch Avenue, Nashville, Tennessee 37210 (Tract 1), and 411 Enos Reed Drive, Nashville, Tennessee 37210 (Tract 2).

This instrument is given, and the Property is quitclaimed herein, subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument is executed as of the 8th day of May, 2019.

Joleen M. Coon
JOLEEN M. COON, individually

Joleen M. Coon
JOLEEN M. COON, EXECUTRIX
of the Estate of George D. Coon, Jr.

Jack W. Robinson, Jr., Trustee
JACK W. ROBINSON, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOLEEN M. COON, individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 8th day of May, 2019.

CANDACE M. PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

Notary Public

My Commission Expires: 3/03/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOLEEN M. COON, EXECUTRIX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Executrix of the Estate of George D. Coon, Jr. and is authorized to execute this instrument on behalf of said Estate.

WITNESS my hand, at Nashville, Tennessee, this 8th day of May, 2019.

Notary Public

My Commission Expires: 3/03/2020

CANDACE M. PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK W. ROBINSON, JR., TRUSTEE, 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, at Nashville, Tennessee, this 8th day of May, 2019.

Notary Public

My Commission Expires: 3/03/2020

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

EXHIBIT A
Property Description

Tract 1

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, in the plan of the Overhill City and W. H. Fox Subdivision, which plan is of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Being Lots Nos. 207 and 206 and the northerly 25 feet of Lot No. 205 in above plan. Lot 207 fronts 35.8 feet on the east side of Dortch Avenue runs back 150 feet to an alley showing 39 feet on alley, the north line runs on south of Hill Creek Valley Road or Glenrose Avenue. Lot 206 fronts 39 feet on the east side of Dortch Avenue and runs back 150 feet to an alley showing 39 feet on alley. The northerly 25 feet of Lot 205 fronts 25 feet on the East side of Dortch Avenue and runs back 150 feet to an alley. Dimensions of the property herein conveyed being a frontage of 99.8 feet on the east side of said Dortch Avenue with a depth of 150 feet and the rear line showing 103 feet on the aforesaid alley.

Being part of the same property conveyed to Frank A. Matter, et ux, Kay M. Matter, and George D. Coon, Jr., et ux, Joleen M. Coon, by deed from James E. Richmond, Jr. d/b/a The Parris Company, of record in Book 7071, Page 643, Register's Office for Davidson County, Tennessee; the said George D. Coon, Jr. have since died on December 28, 2017, and his interest therein having subsequently been held by Joleen M. Coon, as surviving tenant-by-the-entirety.

INCLUDED in the foregoing but specifically EXCLUDED therefrom is a right-of-way conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 8623, Page 916, Register's Office for Davidson County, Tennessee, described as follows:

Right-of-Way: Beginning at a point of intersection of the existing southerly right-of-way line of Glenrose Avenue and the existing easterly right-of-way of Dortch Avenue; thence S 89° 45' 31" E a distance of 19.32 feet along the existing southerly right-of-way line of Glenrose Avenue to a point of curvature; thence southwesterly in a curve concave to the southeast having a radius of 20 feet a distance of 30.72 feet to a point of tangency; thence N 02° 13' 21" E a distance of 19.32 feet along the existing easterly right-of-way line of Dortch Avenue to the point of beginning, said Right-of-Way containing 0.002 acre, more or less.

Tract 2

A tract of land in the Sixth Civil District of Davidson County, Tennessee, said tract being Lot No. 8, Section One, City View Park Subdivision, as of record in Plat Book 4860, Page 49, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument on the westerly margin of Fesslers Lane unimproved, said monument being the southerly terminus of the southwesterly return from Enos Reed Drive; thence, with said margin of Fesslers Lane S 2 degrees 38 minutes 55 seconds W, 84.63 feet to a concrete monument, said monument being the southeasterly corner of herein described and the northeasterly corner of Lot No. 4 Section 4, City View Park, as of record in Plat Book 5060, Page 12, Register's Office for Davidson County, Tennessee; thence, leaving said margin on common line between herein and Lot No. 4, N 87

degrees 21 minutes 05 seconds W, 269.81 feet to an iron pin in concrete, southwesterly corner of herein and northwesterly corner of said Lot No. 4, said iron pin in concrete being a point in the easterly line of Howard Youree, Sr. property, as of record in Book 3224, Page 288, Register's Office for Davidson, County, Tennessee; thence, on common line between herein and said Youree property, N 2 degrees 44 minutes 00 seconds E, 131.97 feet to a concrete monument on the southerly margin of Enos Reed Drive, the northwesterly corner of herein; thence, with said margin of Enos Reed Drive, S 86 degrees 45 minutes 26 seconds E, 225.00 feet to a concrete monument; thence, easterly and southerly with a 45.00 foot radius return curve to the right a distance of 70.32 feet to the point of beginning.

Being the same property conveyed to Frank A. Matter and George D. Coon, Jr. by deed from Robert R. Pearsall, Trustee, of record in Book 7489, Page 1, Register's Office for Davidson County, Tennessee; the said George D. Coon, Jr, having since died on December 28, 2017.

The legal descriptions are the same as in the previous deeds of record.