Karen Johnson Davidson County
Batch# 234354 DEEDQC
05/24/2019 09:39:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190524-0049297

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

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 21 day of May, 2019.

NOTARY PUBLIC

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

My Commission Expires: 8.4.20

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
AWT Properties LLC PO Box 251 Nolensville, TN 37135	SAME	149-11-0-A-033.00CO & 120-05-0-185.00 & 096-09-0-004.00 & 076-05-0-025.00 & 120-02-0-103.00 & 162-05-0-232.00 & 107-14-0-038.00 & 073-07-0-043.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Timothy Blake Cothran, a/k/a T. Blake Cothran, a/k/a Blake Cothran, a married man,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **AWT Properties LLC, a Delaware limited liability company,** GRANTEE. Said property conveyed herein is described as follows:

LEGAL DESCRIPTIONS ATTACHED HERETO AS EXHIBIT A

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. The subject properties referenced herein have never been the principal residence or homestead of the Grantor.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 21 day of May, 2019.

Timothy Blake Cothran

Also known as:

T. Blake Cothran

Also known as:

Blake Cothran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Timothy Blake Cothran a/k/a T. Blake Cothran a/k/a Blake Cothran**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 21 day of May, 2019.

Notary Public

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

My Commission Expires: 8-4-20

EXHIBIT A

Tract I: (1609 Rice Hill Court, Antioch, TN 37013 / Map-Parcel 149-11-A-033.00CO)

Land in Davidson County, Tennessee, being Lot No. 33, on the plan of Phase 2, Rice Hill, of record in Plat Book 6900, Page 27, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Blake Cothran by Warranty Deed from Hilton W. Owens and Keesha Owens dated November 8, 2016 and recorded November 10, 2016 in Instrument No. 20161110-0119078, Register's Office for Davidson County, Tennessee.

Tract II: (339 Glenpark Dr., Nashville, TN 37217 / Map-Parcel 120-05-0-185.00)

Land in Davidson County, Tennessee, Being Lot No. 5D1, Section 5-D, Glengarry Park, as shown by plat of record in Book 3600, Page 36, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Blake Cothran by Quitclaim Deed from Lionel R. Blades and Luz Blades, husband and wife, dated November 15, 2015 and recorded June 16, 2016 in Instrument No. 20160616-0060978, and corrected by Scrivener's Affidavit and Certificate of Correction of record as Instrument No. 20190514-0045161, Register's Office of Davidson County, Tennessee.

Tract III: (317 Lorna Dr., Nashville TN 37214 / Map-Parcel 096-09-0-004.00)

Land in Davidson County, Tennessee, being Lot No. 181, on the Map of Woodberry Park, as of record in Book 2133, Page 117-119, Register's Office of Davidson County, Tennessee; Said lot fronts 82 feet on the easterly side of Lorna Drive and runs back between lines 167.1 feet on the north line and 161 feet on the south line, to a dead line in the rear which measures 78.3 feet.

Being part of the property conveyed to Timothy Blake Cothran by Quitclaim Deed from M. Lee Barrett, Jr., Successor Trustee dated July 31, 2013 and recorded August 22, 2013 in Instrument No. 20130822-0088703, Register's Office of Davidson County, Tennessee.

Tract IV: (300 Leesa Ann Ct., Hermitage, TN 37076 / Map-Parcel 076-05-0-025.00)

Land in Davidson County, Tennessee, being Lot No. 24, on the plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Blake Cothran, a married man by Warranty Deed from Toshie Shikata, an unmarried woman, dated July 27, 2015 and recorded July 31, 2015 in Instrument No. 20150731-0075902, Register's Office of Davidson County, Tennessee.

Tract V: (1317 Venus Dr., Nashville, TN 37217 / Map-Parcel 120-02-0-103.00)

Land in Davidson County, Tennessee, being Lot No. 41, on the plan of Stardust Acres Subdivision, as shown of record in Book 1424, Page 92, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Blake Cothran, a married man by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2 of record in Instrument No. 20080909-0092178 Register's Office for Davidson County, Tennessee, dated August 1, 2008 and recorded on September 9, 2008.

Tract VI: (425 Ocala Ct. N, Nashville, TN 37211 / Map-Parcel 162-05-0-232.00)

Land in Davidson County, Tennessee, being Lot No. 96, on the plan of Resubdivision of Lots 95 thru 101 & 87, Section 3, Hickory Valley Subdivision, of record in Book 4715, Page 29, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Blake Cothran by Warranty deed from Ronald W. Hurst of record in Instrument No. 20060127-0010902 Register's Office for Davidson County, Tennessee, dated January 18, 2006 and recorded on January 28, 2006.

Tract VII: (916 Kirby Ave., Nashville, TN 37217 / Map-Parcel 107-14-0-038.00)

Land in Davidson County, Tennessee, being Lot No. 385, on the plan of Addition No. 4, Miro Meadows, of record in Book 2083, Page 14, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to T. Blake Cothran by Warranty Deed from Jimmy L. Lemmonds and Dorothy Anne Lemmonds dated May 14, 2004 and recorded May 20, 2004 in Instrument No. 20040520-0059491, Register's Office of Davidson County, Tennessee.

Tract VIII: (2331 Cabin Hill Road, Nashville, TN 37214 / Map-Parcel 073-07-0-043.00)

Land in Davidson County, Tennessee, being Lot No. 486, Section Seven, Sunset View, as shown by plan of record in Book 2900, Page 109, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said Lot 486 fronts 105 feet on the southwesterly margin of Cabin Hill Road, and extends back between parallel lines 225 feet to a dead line in the rear measuring 105 feet thereon.

Being the same property conveyed to Timothy Blake Cothran, married by Warranty Deed from John T. Gleaves, Trustee, dated March 1, 2002 and recorded March 22, 2002 in Instrument No. 20020322-0035262, Register's Office of Davidson County, Tennessee.