QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 282162 DEEDQC
09/06/2019 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190906-0090209

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title and Escrow, LLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Judy Ann Cothran	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
7706 Nolensville Road		**09401041500**
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

M. Lee Barrett, Jr., married, and Nancy Nelms Gannon, married, and Judy Ann Cothran, an unmarried woman, ("Grantors")

have bargained and sold, and by these presents does transfer and convey unto

Judy Ann Cothran, an unmarried woman, ("Grantee")

Their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING LOT NO. 85 ON THE PLAN OF SHELBY VILLAGE, NO. 2 OF RECORD IN BOOK 1835, PAGE 48, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEGINNING ON THE NORTHEASTERLY MARGIN OF SOUTH 15TH STREET, AT THE CORNER OF LOTS NO. 85 AND 86; THENCE WITH SAID STREET, SOUTHEASTWARDLY 80.6 FEET TO THE BEGINNING OF A CURVE, THENCE AROUND SAID CURVE WITH A RADIUS OF 20.02 FEET, SOUTHEASTWARDLY 33.8 FEET TO THE NORTHWESTERLY MARGIN OF ELECTRIC AVENUE, THENCE WITH SAID AVENUE, NORTHEASTWARDLY 60 FEET THE CORNER OF LOTS NOS. 84 AND 85; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWESTWARDLY 95 FEET TO A COMMON CORNER OF LOTS NOS. 84, 85, AND 86; SOUTHWESTWARDLY 71.9 FEET TO THE BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JUDY ANN COTHRAN BY QUITCLAIM DEED FROM M. LEE BARRETT, JR., SUCCESSOR TRUSTEE OF THE BARRETT JOINT REVOCABLE TRUST AGREEMENT U/A/D MAY 30, 1996, RECORDED SEPTEMBER 11, 2013 IN INSTRUMENT NO. 20130911-0096040, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

This is **improved** property known as: **715 South 15th Street, Nashville, TN 37206**.

This Instrument was prepared with information supplied by the Grantors. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Witness my hand this the 28th day of August, 2019.

M. Lee Barrett, Jr.

Nancy Nelms Gannon

Judy Ann Cothran

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 **M. Lee Barrett, Jr.** (the 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 official seal this the 26 day of August, 2019.

Notary Public

My Commission Expires: 5/3/21

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

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 **Nancy Nelms Gannon** (the bargainor), 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 and official seal this the 26 day of August, 2019.

Notary Public

My Commission Expires: 5/3/21

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

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 **Judy Ann Cothran** (the bargainor), 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 and official seal this the 26 day of August, 2019.

Notary Public

My Commission Expires: 5/3/21

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

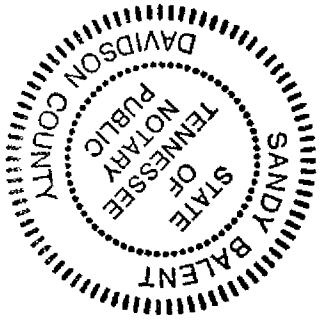
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).