Karen Johnson Davidson County
Batch# 282949 DEEDQC
09/09/2019 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190909-0090906

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 20 day of August, 2019.

Notary Public

(Notary Stamp)

My commission expires: 5/19/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Group d/b/a SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jennifer Le Coguic	New Owner	119-14-0-321.00
262 Sunrise Ave		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, Gaetan Le Coguic, hereby quitclaim and convey to Jennifer Le Coguic, her heirs and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, to wit:

BEING Lot No. 23 and the Westerly 30 feet of Lot No. 24 on the Plan of Sunrise Heights of record in Plat Book 421, Page 17, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 and part of Lot No. 24 front together 80 feet on the Northerly side of Sunrise Avenue and extend back 163 feet, more or less, on the Easterly line and 160 feet, more or less, on the Westerly line to the Southerly margin of an alley, measuring 80 feet thereon.

Being the same property conveyed to Jennifer Le Coguic by Warranty Deed from Mary Beth Tatom, Successor Trustee of the J. Elizabeth Brittain Revocable Trust Agreement dated February 14, 1991 of record as Instrument No. 20120924-0086498, in the Register's Office for Davidson County, Tennessee.

This is improved property being also known as 262 Sunrise Ave, Nashville, Tennessee 37211.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 20 day of August, 2019.

Gaetan Le Coguic

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 Gaetan Le Coguic, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20 day of August, 2019.

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: May 9 2021

SolomonParks file 19-000174-528

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)