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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, Tennessee 37215**<br>**CRT File No 190721855** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is: $-0-.<br><br>Affiant<br>Subscribed and sworn to before me, this 5 day of December, 2019.<br><br>Notary Public<br>My Commission Expires: |

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

**QUITCLAIM DEED**

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| Address New Owner:<br>James and Nicole McCoin<br>8224 W Chase Ct<br>Nashville, TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>117-15-0A-053.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James P. McCoin, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **James P. McCoin and Nicole Streiff McCoin, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A-209, together with the appurtenant interest in the common elements of the Green Hills Terrace Condominium Apartment, a horizontal property regime established by Master Deed, of record in Book 5304, Page 702, amended in Book 7841, Page 557, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed by Warranty Deed from Francois A. Bush and Marc C. Bush, to James P. McCoin, of record in Instrument No. 20040105-0001294, Register's Office of Davidson County, Tennessee.

This is improved property known as 1900 Richard Jones Rd, Apt A209 Nashville, TN 37215



Karen Johnson Davidson County
Batch# 327340 DEEDQC
12/10/2019 08:45:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191210-0127128

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of December, 2019.

James P. McCoin

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James P. McCoin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of December, 2019.

Melissa D Sustarich
Notary Public
My Commission Expires: 7/3/23

