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

Karen Johnson Davidson County
Batch# 334182 DEEDQC
12/26/2019 08:32:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191226-0132750

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 19 day of December, 2019.

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

My Commission Expires: 8-4-20

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Judy Cothran	New Owner	136-16-0-015.00
7706 Nolensville Rd.		&
Nolensville, TN 37135		150-03-0-478.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **T. Blake Cothran and Devin Rohner and Nolan Pattee and Judy Cothran,** GRANTOR, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Judy Cothran, an unmarried woman,** GRANTEE. Said property conveyed herein is described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. The subject property conveyed herein has never been the principal residence of any Grantor or the spouse of any Grantor. This instrument is being executed on behalf of Grantor Nolan Pattee pursuant to a Power of Attorney of record as Instrument No. 20180822-0083330, Register's Office for Davidson County, Tennessee.

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 19 day of December, 2019.

T. Blake Cothran

Nolan Pattee by T. Blake Cothran ATTORNEY IN FACT

Nolan Pattee by:
T. Blake Cothran, attorney in fact

Devin Rohner

Judy Cothran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, T. Blake Cothran, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of December, 2019.

My commission expires: 8.4.20

Notary Public

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Devin Rohner, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of December, 2019.

My commission expires: 8.4.20

Notary Public

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared T. Blake Cothran, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Nolan Pattee for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Nolan Pattee, and is authorized by Nolan Pattee to execute this instrument on his behalf.

This the 19 day of December, 2019.

My Commission Expires: 8.4.20

Notary Public

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Judy Cothran, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of December, 2019.

My commission expires: 8.4.20

Notary Public

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

EXHIBIT A

Parcel 1:

Land in Davidson County, Tennessee, Zone Lot Division; Being Lot 77B on the Plan of Chelsea of Priest Lake, Section 1A, Lots 74 through 77 as of record in Book 6250, Page 36, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Folkstone Drive, said point being the common corner of Lots 77A and 77B; thence with the common border of said Lots 133.01 feet to a point; thence Easterly 58.76 feet to a point; thence Southerly 108 feet along common borders of Lots 77B and reserve parcel A to the beginning of a curve; thence along said curve in a Westerly direction 39.27 feet and continuing in a Westerly direction along the Northerly margin of Folkstone Drive 32.29 feet to the point of beginning.

Being a portion of the same property conveyed to T. Blake Cothran, Devin Rohner, Nolan Pattee and Judy Cothran by Warranty deed from The Thomas Mckinney Revocable Trust Dated April 24, 1995 and Amended and Restated on October 28, 2003 of record in Instrument No. 20180517-0047210 Register's Office for Davidson County, Tennessee, dated May 12, 2018 and recorded on May 17, 2018.

Parcel 2:

Being Lot No. 119B, Zone Lot Division. Lots Not 119-123. Chelsea Priest Lake, Section 2-C. of record in Plat Bock 6900, Page 192 amending Plat Book 6250. Page 943, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to T. Blake Cothran, Devin Rohner, Nolan Pattee and Judy Cothran by Warranty deed from Lori A. Buck aka Lori Buck and Randy Buck, wife and husband of record in Instrument No. 20180517-0047211 Register's Office for Davidson County, Tennessee, dated May 12, 2018 and recorded on May 17, 2018.