This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis Marshall, Jr.
10574 Lebanon Road
Mt. Juliet, Tennessee 37122

FROM: Estate of Mildred G. Cole

TO: Edith Lee Cole Muhler
Randall Neil Cole
James Archie Cole

Karen Johnson Davidson County
Batch# 354493 DEEDQC
02/06/2020 01:39:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20200206-0014043

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Edith Lee Cole Muhler Randall Neil Cole James Archie Cole	Randall Neil Cole 7006 Bonnafair Drive Hermitage, TN 37076-1028	Map 74-12 Parcel 045.00

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

RANDALL NEIL COLE,
Administrator of the Estate of Mildred Gertrude Cole
Affiant

Subscribed and sworn to under oath before me this 6th day of February, 2020.

Notary Public

My Commission Expires: 11/6/2023

SHEENA ANDRE LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **EDITH LEE COLE MUHLER, JAMES ARCHIE COLE and RANDALL NEIL COLE**, Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RANDALL NEIL COLE, Administrator of the Estate of Mildred Gertrude Cole**, Grantor, does hereby quitclaim, transfer and convey to **EDITH LEE COLE MUHLER, JAMES ARCHIE COLE and RANDALL NEIL COLE**, all interest, right and ownership the Estate of Mildred Gertrude Cole may have to the following parcel of real estate located in Davidson County, Tennessee, as more fully the attached **Exhibit "A".**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6th day of Febuary 2020.

Randall N Cole

RANDALL NEIL COLE
Administrator of the Estate of Mildred Gertrude Cole

STATE OF TENNESSEE)
)
COUNTY OF WILSON_____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **RANDALL NEIL COLE, Administrator of the Estate of Mildred Gertrude Cole** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **RANDALL NEIL COLE, Administrator of the Estate of Mildred Gertrude Cole**, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and seal this the 6th day of Febuary 2020.

Sheena A Lazenby
Notary Public

My Commission Expires: 11/6/2023

SHEENA ANDRE LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 640 on the Plan of Hermitage Hills, Section VII, as of record in Book 3300, pages 62 and 63, Register's Office for said County, described as follows:

BEGINNING with a point in the easterly margin of Bonnafair Drive at the common corner of Lot Nos. 639 and 640; thence in an easterly direction 89.95 feet to a point at the common corner of Lot Nos. 639, 640 and 755; thence with the line between Lot Nos. 640 and 755, 111.0 feet in a northerly direction to a point in the southerly margin of Bonnawood Drive; thence along said margin 126.15 feet in a westerly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a southwesterly direction to a point in the easterly margin of Bonnafair Drive; thence along said margin 90.0 feet in a southerly direction to the point of beginning.

This being the same property Mildred G. Cole did convey to vest the entire fee in this real property to her husband, James R. Cole, via Quit Claim Deed, as recorded in Deed Book 5715, Page 277, in the Registrar's Office of Davidson County, Tennessee.

James R. Cole having passed away on May 2, 2006 and leaving four (4) heirs as being Mildred G. Cole, Edith Lee Cole Muhler, Randall Neil Cole and James Archie Cole. James R. Cole's estate was formally probated in the Eighth Circuit Court for Davidson County, Tennessee, and was assigned case number 06P-854. Property was conveyed by the Estate of James R. Cole to the four (4) heirs Mildred G. Cole, Edith Lee Cole Muhler, Randall Neil Cole and James Archie Cole via Quit Claim Deed, as recorded in Instrument No. 20070511-0056820, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements, and restrictions of record.

This Deed was created with information provided by the parties, and without the aid of a title search.