Karen Johnson Davidson County
Batch# 394267 DEEDQC
04/30/2020 02:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200430-0045499

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is
$--NONE--

Steve L. Coakley, Trustee, Affiant

Subscribed and sworn to before me, this 23rd day of April, 2020.

Notary Public

My Commission Expires: 10-02-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Steve L. Coakley and/or Karen M. Coakley, Trustees 604 Sitting Mill Ct. Nashville, TN 37211	SAME	173-9-A/135 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steve L. Coakley and wife, Karen M. Coakley**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Steve L. Coakley and/or Karen M. Coakley, Trustees of the Steve & Karen Coakley Living Trust, established by the Revocable Trust Agreement of Steve L. Coakley and Karen M. Coakley dated April 23, 2020**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 23rd day of April, 2020.

Steve L. Coakley

Karen M. Coakley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve L. Coakley and Karen M. Coakley, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of April, 2020.

My Commission Expires: 10-02-2023

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 221, on the plan of Lenox Village II, Section 1, of record in Plat Instrument No. 20030106-0001756, register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Karen Coakley and Stephen Coakley, wife and husband, by warranty deed from Rickey C. Hall and Velda T. Hall, husband and wife, of record in Instrument 20190702-0064260, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 20030106-0001756; (2) Covenants, conditions, easements and restrictions recorded in Instrument 200203150032826; (3) Charter of Record in Instrument No. 200204120045831; (4) Easement including terms and conditions thereof as recorded in Instrument 200109180100852; (5) Easement including terms and conditions thereof as recorded in Instrument 20109180100850; (6) Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200206280078164; (7) Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200207220087469, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances {2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen M. Coakley and Karen Coakley are one and the same person. Steve L. Coakley and Stephen Coakley are one and the same person.

This is improved property known as 604 Sitting Mill Ct., Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

