Karen Johnson Davidson County
Batch# 434764 DEEDQC
07/10/2020 11:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200710-0075380

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

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 8th day of July, 2020.

Notary Public
My commission expires: 3/13/2020

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Coggins Recovery, LLC	New Owner	
3709 Springwater Drive		050-03-0B-007.00-CO
Nashville, TN, 37203		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Justin Coggins, an unmarried man, and Gary Coggins, a married man, as tenants in common with right of survivorship**, hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Coggins Recovery, LLC, a Tennessee limited liability company**, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Mulberry Downs, Phase 1 of record in Plat Book 6900, Page 940, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Coggins, an unmarried man, and Gary Coggins, a married man, as tenants in common with right of survivorship by Warranty deed from Charles Vern Moore, unmarried of record in Instrument No. 20170725-0074992 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017.

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

This is improved property located at **1012 Mulberry Way, Nashville, Tennessee 37207.**

Witness my hand this 2nd day of July, 2020.

Justin Coggins

Gary Coggins

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 Justin Coggins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 2020.

Notary Public
My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF NORTH CAROLINA
COUNTY OF Catawba

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary Coggins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Catawba, North Carolina, this 2nd day of July, 2020.

BARBARA H. TALBERT
NOTARY PUBLIC
LINCOLN COUNTY

Notary Public
My Commission Expires: Feb 18, 2022

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAMINATION WAS MADE.

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

