Karen Johnson Davidson County
Batch# 437784 DEEDQC
07/15/2020 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200715-0077393

****

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
ASHLEY COE	Bank of Tennessee	64-08-0-A/18.00
1404 Autumn Springs Court	301 E. Center Street	
Old Hickory, TN 37138	Kingsport, TN 37660	

****

This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 37214
FROM INFORMATION BY OTHERS

QUIT CLAIM DEED

For the purpose of an equitable division of the marital estate and pursuant to the terms of the Final Decree in the Fourth Circuit Court for Davidson County, Tennessee bearing Docket No. 19D-229 and styled Ryan Ward Coe v. Ashley Omohundro Coe, I, Ryan Ward Coe, by these presents do hereby quitclaim and convey unto, Ashley Coe, her successors and assigns, all right, title, and interest in and to the following described tract of land; to wit:

BEING Lot #18 of the Merritt Downs Subdivision Section One as shown on the Plan of record in Plat Instrument #20010523-0053201, in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate legal description of said lot.

DEED REFERENCE: Book 20000911, Page 0089925, Register's Office, Davidson County, Tennessee

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same contained in the plan of record in Plat Instrument #20010523-0053201.

MAP AND PARCEL 64-08-0-A/18.00

BEING the same property conveyed by Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, to Ryan Coe and wife, Ashley Coe, by Warranty Deed October 29, 2004 and recorded on November 3, 2004, Document Number 20041103-0132593, Register's Office for Davidson County, Tennessee.

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

Ryan Ward Coe and Ryan Coe are one and the same.

Ashley Omohundro Coe and Ashley Coe are one and the same.

Witness my hand this 3 day of July, 2020

Ryan O. Coe
RYAN COE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Ryan Coe, a Notary Public in and for said County and State, the within named Ryan Coe, 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 3rd day of July, 2020

Anna M. Whaley
NOTARY PUBLIC

ANNA M. WHALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

MY COMMISSION EXPIRES: November 8, 2022

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration is the and other good and valuable consideration.

Personally, appeared before me this 3rd day of July, 2020

Ryan O. Coe
Bargainor

Anna M. Whaley
NOTARY PUBLIC

ANNA M. WHALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

My Commission Expires: November 8, 2022

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

