QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 518032 **DEEDQC**
11/17/2020 03:34:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201117-0135528

R-CSB-20-1324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew B. Koon and Rebekah A. Koon	new owners	
(NAME)	(NAME)	**064-08-0A-024.00-CO**
1324 Autumn Springs Lane		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW B. KOON OR REBEKAH A. KOON, TRUSTEES OF THE KOON REVOCABLE LIVING TRUST, DATED SEPTEMBER 9, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW B. KOON AND REBEKAH A. KOON, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section One, Merritt Downs, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20010523-0053201, 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 Matthew B. Koon and Rebekah A. Koon, husband and wife by Warranty deed from J. Craig Hover, II and Maria L. Hover, husband and wife, of record in Instrument No. 20170802-0078330 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

Being the same property conveyed to Matthew B. Koon or Rebekah A. Koon, Trustees of The Koon Revocable Living Trust, dated September 9, 2019 by Warranty deed from Matthew B. Koon and Rebekah A. Koon, husband and wife of record in Instrument No. 20191015-0105345 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on October 15, 2019.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1324 Autumn Springs Lane, Old Hickory, Tennessee 37138**.

Witness my/our hand(s) this the 10 day of Nov, 20 20.

Koon Revocable Living Trust UAD September 9, 2019

BY: _____
Matthew B. Koon
Trustee

BY: _____
Rebekah A. Koon
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW B. KOON, TRUSTEE of KOON REVOCABLE LIVING TRUST UAD SEPTEMBER 9, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBEKAH A. KOON, TRUSTEE of KOON REVOCABLE LIVING TRUST UAD SEPTEMBER 9, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212