This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, Tennessee 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 547715 **DEEDQC**
01/06/2021 08:11:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210106-0002101

New Owner:	**Send Tax Bill:**	**Map/Parcel**
John Bradford Corcoran and Lou Anne Corcoran, Trustees of the Corcoran Joint Revocable Living Trust dated December 29, 2020, and any amendments thereto 110 Gloryland Lane Antioch, Tennessee 37013	Same as new owner	182 00 0 167.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

J. B. Corcoran
AFFIANT

Sworn ~~to and subscribed~~ before me this 29th day of December 2020.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOHN B. CORCORAN** and **LOU ANNE CORCORAN**, husband and wife (Grantors), by these present do hereby quitclaim and convey unto **JOHN BRADFORD CORCORAN AND LOU ANNE CORCORAN, TRUSTEES OF THE CORCORAN JOINT REVOCABLE LIVING TRUST DATED DECEMBER 29, 2020, AND ANY AMENDMENTS THERETO**, (Grantees), as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Being a 7.003 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee.

Beginning at a PK nail set in the centerline Gloryland Lane (a 40 foot wide private ingress and egress easement), said point being the most southwesterly corner of the Lenard Family Trust Property of record at Instrument No. 20140612-051313, Register's Office Davidson County, Tennessee, and being the most northwesterly comer of said Corcoran Property; Thence with the southerly line of said Lenard Family property, North 80 degrees 58 minutes 54 seconds East a distance of 675.51 feet to an iron pin (old); Thence with the westerly line at the Hugh W. Morgan etux property of record at Deed Book 5876, Page 621, Register's Office Davidson County, Tennessee. South 11 degrees 01 minutes 07 seconds East a distance of 160.94 feet to an iron pin (old); Thence with the northerly line of the WCO AL DP, LLC property of record at Instrument No. 20150427-0037578, Register's Office Davidson County, Tennessee, South 78 degrees 50 minutes 06 seconds West a distance of 231.53 feet to an iron pin (old); Thence with the westerly line of said WCO property, South 10 degrees 56 minutes 04 seconds East a distance of 368.30 feet to an iron pin set this survey (with cap Anderson-Delk); Thence with the northerly line of the remaining John N. Curtiss etux Property of record in Deed Book 7383, Page 950, Register's Office Davidson County, Tennessee. South 79 degrees 03 minutes 56 seconds West a distance of 313.56 feet an iron pin set this survey (with cap Anderson-Delk); Thence with the easterly line of the Eric and Janean Bollinger property of record at Instrument No. 20021121-0145073, Register's Office Davidson County, Tennessee, North 10 degrees 55 minutes 47seconds West a distance of 52.93 feet to an iron pin (old); Thence with the northerly line of said Bollinger property, South 86 degrees 05 minutes 53 seconds West a distance of 267.82 feet to a PK nail set in the centerline of Gloryland Lane; Thence with the centerline of Gloryland Lane, North 05 degrees 14 minutes 48 seconds East a distance of 486.30 feet to the point of beginning, containing 305.025 Square Feet or 7.003 Acres, more or less, according to survey by Mark E. Lowrance, Registered Land Surveyor, Tennessee # 1660 with Anderson, Delk, Epps & Associates, Inc., dated March 28, 2016.

Being the same property conveyed to John B. Corcoran and wife, Lou Ann Corcoran as evidenced by Deed of record at Instrument No. 20180320-0025956, Register's Office Davidson County, Tennessee.

THIS DEED WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTOR. THE PREPARATION OF THIS DEED NEITHER EXPRESSES OR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY CONVEYED HERE.

This is improved property known as 110 Gloryland Lane, Antioch, TN 37013.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

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

WITNESS MY HAND this 29th day of December, 2020.

By: _____
JOHN B. CORCORAN

_____
LOU ANNE CORCORAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Corcoran and wife, Lou Anne Corcoran, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 29th day of December, 2020.

_____
NOTARY PUBLIC

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021