Karen Johnson Davidson County
Batch# 579406 DEEDQC
02/26/2021 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210226-0024617

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Larry Gene McCoy & Faith F. McCoy	(NAME) SAME AS NEW OWNER	0727022500
(STREET ADDRESS) 329 North Harris Road	(STREET ADDRESS)	
Gallatin, TN 37066	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Jeremy Fowler McCoy and Darcy Lynn McCoy, a married couple,** does hereby quitclaim and convey all of her interest in the subject property unto **Larry Gene McCoy and wife, Faith F. McCoy**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Number 5 on the unrecorded Map of J.R. Henderson's Subdivision, in the 11th Civil District of Said County, described as follows, to wit:

Beginning at a point in the west margin of Branch Avenue, formerly McKinney Avenue, 186 feet south of the southerly margin of McGavock Street, formerly Mazey Lane; thence westerly 213.6 feet to a point which is 200 feet, more or less, south of the southerly margin of McGavock Pike; thence southerly 50 feet to the corner of lots Numbers 5 and 6; thence with the line between said lots easterly 213.6 feet to the westerly margin of Branch Avenue; thence with the margin of the same, northerly 50 feet to the beginning.

Being the same property conveyed to Larry Gene McCoy and Faith Fowler McCoy, a married couple and Jeremy Fowler McCoy and Darci Lynn McCoy, a married couple by Deed dated September 21, 2017 from Jeremy Fowler McCoy and Darcy Lynn McCoy, a married couple, recorded January 19, 2018, in Instrument Number 20180119-0005661, Register's Office of Davidson County, Tennessee. The said Darcy Lynn McCoy and Darci Lynn McCoy being one and the same.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 23rd day of February, 2021.

Affiant

My commission expires: 5/20/24
(Affix Seal)

Notary Public

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 23rd day of February, 2021.

Jeremy Fowler McCoy

Darcy Lynn McCoy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of February, 2021, before me personally appeared Jeremy Fowler McCoy, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office in Goodlettsville Tennessee, this 23rd day of February, 2021.

My commission expires: 6.21.22

Notary Public

ELAINE C WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY



STATE OF TENNESSEE
COUNTY OF Maury

On this 23 day of February, 2021, before me personally appeared Darcy Lynn McCoy, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal, at office in Spring Hill, Tennessee, this 23 day of February, 2021.

My commission expires: June 23rd, 2024

Notary Public

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY