Name and Address of New Owner:
Michele Lynn Coon, Trustee
8045 Whites Creek Pike
Joelton, TN 37080

Karen Johnson Davidson County
Batch# 602629 DEEDQC
03/30/2021 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210330-0041255

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

TAX PARCEL ID No.: Parent Parcel 008-00-021.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020,** "the Grantor," convey and quitclaim unto **Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to the Michele Coon Revocable Living Trust in QCD-20200806-0087712 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 10/15/20 as follows:

Beginning at a point in a gravel drive in the westerly margin of Whites Creek Pike, said point being the most easterly northeast corner of Poole in DB 20161109-0118718 R.O.D.C.T., and the most east southeasterly corner of herein described tract; Thence now leaving said margin with said Poole for the next three calls: S 61°49'50" W, 298.34' to a point; Thence N 81°28'15" W, 980.45' to an existing iron pin; Thence S 71°15'09" W, 124.92' to a set iron pin; Thence now leaving said Poole with a new line N 54°33'14" W, 274.11' to a set iron pin; Thence with a new line N 33°55'18" W, 342.23' to a set iron pin; Thence with a new line N 52°57'33" E, 428.61' to an existing iron pin; Thence S 05°05'20" W, 169.76' to an existing iron pin; Thence S 34°01'33" E, 585.13' to an existing iron pin; Thence S 81°26'34" E, 219.45' to an existing iron pin; Thence N 61°55'33" E, 219.27'; Thence S 34°03'53" E, 177.08' to an existing iron pin; Thence S 81°26'16" E, 337.21' to an existing iron pin; Thence N 61°50'42" E, 285.19' to an existing iron pin in the westerly margin of said Whites Creek Pike; Thence with said margin S 39°18'44" E, 25.50' to the point of beginning containing 5.323 acres.

The above described tract is subject to a 25' ingress/egress & private utility easement serving tract 2 on the same survey, said easement lying 25' north and parallel to the southerly line of the above described tract.

This improved property is known as 8045 Whites Creek Pike, Joelton, Davidson County, TN 37080

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25 day of March, 2021.

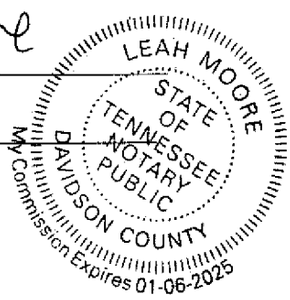
Michele Lynn Coon (SEAL)
Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of March, 2021.

Leah Moore
Notary Public
My commission expires: _____



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
25 day of March, 2021.

Leah Moore
Notary Public
My commission expires: _____

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025