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
20210330-0041256

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 the westerly margin of Whites Creek Pike, said point being the most northeast corner of herein described tract; Thence with said margin and a curve to the left, having a radius of 3030.01', a delta of 00°56'44", and a cord & cord bearing of S 26°53'50" E, 50.00' to an existing iron pin, said pin being a corner with Mary jones in DB 20190301 001873 R.O.D.C.T.; Thence now leaving said margin with said Jones for the next two calls: S 62°57'46" W, 15.67' to an existing iron pin; Thence N 81°56'05" W, 940.71' to an existing iron pin, said pin being a corner with tract 1 on the same survey; Thence now leaving said Jones with said tract 1 for the next three calls: Thence S 52°57'33" W, 428.61' to a set iron pin; Thence S 33°55'18" E, 342.23' to a set iron pin; Thence S 54°33'14" E, 274.11' to a set iron pin in the line Poole in DB 20161109 0118718 R.O.D.C.T.; Thence with said Poole S 71°15'09" W, 818.73' to a point; Thence now leaving said Poole running in and out of a creek for the three calls: N 31°05'36" W, 257.47' to a point in said creek; Thence with said creek N 88°53'35" W, 197.67' to a point; Thence N 23°10'02" W, 395.89' to a point at the intersection of said creek and a branch; Thence with said branch for the next 6 calls: N 59°57'24" E, 137.94'; Thence N 28°50'38" E, 308.46'; Thence N 20°13'44" E, 70.86'; Thence N 50°59'19" E, 127.28'; Thence N 83°13'36" E, 47.51'; Thence N 48°32'47" E, 35.99'; Thence now leaving said branch with James Gilbert in QCD- 20151020 0106411 R.O.D.C.T.; for the next two calls: S 83°27'55" E, 95.00' to an existing iron pin; Thence S 83°27'55" E,

335.64' to a set iron pin, said pin being a corner to Tracy Staklebeck in DB 20050729 0088921 R.O.D.C.T.; Thence leaving said Gilbert with said Staklebeck S 82°54'56" E, 251.04' to an existing iron pin, said pin being a corner with Forest Grove Church in DB 157, PG 352 R.O.D.C.T.; Thence now leaving said Staklebeck with said Forest Grove Church S 83°37'10" E, 183.49' to an existing iron pin; Thence S 81°53'46" E, 100.00' to an existing iron pin; Thence S 81°54'16" E, passing the southwest corner of Anchor Properties total of 826.13' to the point of beginning containing 20.556 acre.

The above described tract is served by a 25' ingress/egress & private utility easement lying upon and across tract 1 on the same survey, said easement lying 25' north and parallel to the southerly line of said tract 1.

This unimproved property is known as 0 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: _____

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

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