Karen Johnson Davidson County
Batch# 634658 DEEDQC
05/12/2021 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210512-0064016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF MAY, 2021

Notary Public

MY COMMISSION EXPIRES: 5/14/21

(AFFIX SEAL)

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT BENEFIT OF A TITLE SEARCH BY
LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Coggin and David Coggin	NEW OWNER	142090A06300CO
(NAME) 721 Albar Drive		
(ADDRESS) Nashville, TN 37221	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

HANNAH E. SMITH, AKA HANNA SMITH COGGIN, AND VICTORIA A. SMITH AND DONALD L. SMITH, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HANNAH SMITH COGGIN AND DAVID GREGORY COGGIN, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 51-A on the Plan of Doral Country Villa Condominiums Section Three, of record in Book 5050, Page 48, Register's Office for Davidson County, Tennessee, to which Plan is hereby made for a more complete and accurate description.

Being the same property conveyed to Hannah E. Smith, a single woman and Victoria A. Smith and Donald L. Smith, wife and husband by Special Warranty Deed dated September 11, 2012 from Federal Home Loan Mortgage Corporation, recorded October 15, 2012, in Instrument Number 20121015-0094020. Being further conveyed to Hannah E. Smith by Quitclaim Deed in accordance with the terms of the Final Decree of Divorce dated September 26, 2017 from Anthony A. Wadsworth, as to his marital interest if any, recorded October 2, 2017, in Instrument Number 20171002-0100863, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐
This is improved ☒ property, known as 721 Albar Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 4th day of May, 202[illegible]

Hannah E. Smith, Aka Hanna Smith Coggin

Victoria A. Smith

Donald L. Smith

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Dickson

On this 4 day of May, 2021, before me personally appeared Hannah E. Smith, Aka Hanna Smith Coggin, and Victoria A. Smith and Donald L. Smith, Wife and Husband, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this 4th day of May, 2021

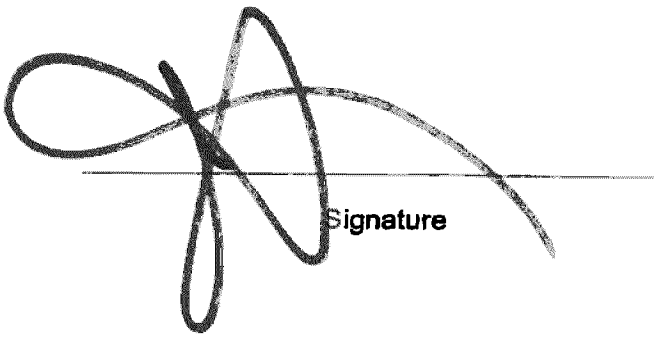
KERRI L GREER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires November 19, 2024

Notary Public

My Commission expires: 11/19/2024

Certificate of Authenticity

I, J. Trent Lehman, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, J. Trent Lehman 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: 11/5/24.

Notary's Seal (If on paper)

