Karen Johnson
Batch# 642451 DEEDQC
05/21/2021 03:54:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210521-0069696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me this 19 day of May, 2021.

NOTARY PUBLIC
My Commission expires: 7/5/23

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Based upon information provided by client

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Stephanie Oakley and husband Christopher Coffey 516 Lemont Avenue Nashville, Tennessee 37216	Highland Residential Mortgage 12001 N Central Expressway Dallas, Texas 75243	061-01-0-048.00

KNOWN ALL MEN BY THESE PRESENT that Stephanie Oakley, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Stephanie Oakley and husband, Christopher Coffey, my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 328 on the plan of Gra-Mar Acres, Section II (Eleven), of record in Book 2663, page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 157.9 feet on the easterly margin of Lemont Drive and extends back 297.8 feet on the northerly line, 229.2 feet on the southerly line in the rear, on which it measures 172 feet.

Being the same property conveyed to Robert Braswell by deed from Glenn M. Jenkins, unmarried, on April 19, 2016, of record in Instrument Number 20160425-0040185, Register's Office for Davidson County.

Being the same property conveyed to Stephanie Oakley by warranty deed from Robert H. Braswell, of record in Instrument Number 20160811-0083587, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2663, page 113, Register's Office Davidson County.
- Covenants, conditions and restrictions as set forth in instrument recorded in Book 2875, page 474, and Book 3865, page 535, Register's Office for Davidson County, Tennessee.

This is improved property known as 516 Lemont Drive, Nashville, Tennessee 37216.

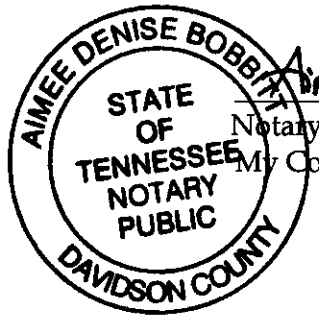
WITNESS my hand this 19 day of May, 2021.

Stephanie Oakley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Stephanie Oakley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 19 day of May, 2021.



Notary Public
My Commission Expires: 7/3/23