Karen Johnson Davidson County
Batch# 647209 DEEDQC
06/01/2021 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210601-0073279

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 28TH day of MAY, 2021. Notary Public My Commission Expires:

HUNTER R. MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 10-02-2023

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel No.:
James C. Coogan 5669 Cloverland Drive Brentwood, Tennessee 37027	-SAME-	171 00 0 056.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Elizabeth C. Leonard and Daniel B. Coogan,** hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit

A attached hereto and incorporated herein by reference to **James C. Coogan**, hereinafter called the Grantee, and the Grantee's heirs and assigns.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 28TH day of MAY, 2021.

Elizabeth C. Leonard

Daniel B. Coogan

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth C. Leonard and Daniel B. Coogan, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28TH day of MAY, 2021.

My Commission Expires: HUNTER R. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lots Nos. 18 and 19 Brentwood Gardens, of record in Book 4660, page 79, Register's Office for said County.

Being the same property conveyed to James C. Coogan, Elizabeth C. Leonard and Daniel B. Coogan, as equal tenants in common, by deed from James C. Coogan and Elizabeth C. Leonard, Executors of the Estate of Mary Keogh Coogan, deceased, of record as Instrument No. 20210528-0072288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to subsequent years' State and County taxes, which have been assumed by the Grantees; and the plan of record in Book 4660, page 79, Register's Office for Davidson County, Tennessee.

This is improved property known as 5669 Cloverland Drive, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

