Karen Johnson Davidson County
Batch# 668288 DEEDQC
06/30/2021 10:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210630-0088644

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Westcor Land Title Insurance Company
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-928125

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Michele Lynn Coon	Michele Lynn Coon	00800002100
8045 Whites Creek Pike	8045 Whites Creek Pike	
Joelton, Tennessee 37080	Joelton, Tennessee 37080	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MICHELE LYNN COON, Trustee of the MICHELE COON REVOCABLE LIVING TRUST U/A/D August 6, 2020, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MICHELE LYNN COON, a single woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 8045 Whites Creek Pike, Joelton, Tennessee 37080, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

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 10115/20 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.

Tax ID No.: 00800002100

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20210330-0041256, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 8045 Whites Creek Pike, Joelton, TN 37080.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of June, 20 21.

MICHELE LYNN COON, Trustee of the
MICHELE COON REVOCABLE LIVING TRUST
U/A/D August 6, 2020

By: _____
MICHELE LYNN COON, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MICHELE LYNN COON, Trustee of the MICHELE COON REVOCABLE LIVING TRUST U/A/D August 6, 2020, in his/her full and authorized capacity on behalf of said Trust, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15 day of June, 2021.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **0.00**.

MICHELE LYNN COON

Subscribed and sworn to before me this 15 day of June, 2021

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Loan Number: 1261061640

Date: JUNE 15, 2021

Property Address: 8045 Whites Creek Pike
Joelton, Tennessee 37080

EXHIBIT "A"

LEGAL DESCRIPTION

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

BEING the same which Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020 by Deed dated March 25, 2021 and recorded March 30, 2021 in the County of Davidson, State of Tennessee in 20210330-0041255 conveyed unto Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020.

For Informational Purposes Only:

Parcel Identification Number: 00800002100

TRUE COPY CERTIFICATION

I, Dominique Russell, 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 PA
County of Montgomery

Personally appeared before me, Jennifer Marie Lydic a notary public for this county and state Dominique Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY SIGNATURE

My Commission Expires 03/25/2024
Notary's Seal

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Jennifer Marie Lydic, Notary Public
Bucks County
My Commission Expires 03/25/2024
Commission Number 1226775