Karen Johnson Davidson County
Batch# 674787 DEEDQC
07/12/2021 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210712-0093203

THIS INSTRUMENT PREPARED BY:
Tennessee Title Services, LLC
547 N. Mt. Juliet Rd Ste 100
Mt. Juliet, TN 37122

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The prepared assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:
Bobby L. Coon
204 Sequoyah Trail
Hendersonville, TN 37075

Send Tax Bills To:
Bobby L. Coon
204 Sequoyah Trail
Hendersonville, TN 37075

Map and Parcel:
117-11-B-44
117-11-B-60

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Bobby L. Coon and Marcia West**, hereinafter referred to as the "GRANTOR" and **Bobby L Coon**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, **Bobby L. Coon and Marcia West**, has this day quitclaimed unto **Bobby L Coon**, any right, title and interest in and to certain real property located in **Davidson** County, being more particularly described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, described as follows:
Being Unit No. C-12, Parcel 44 on the plan of the revised, The Villager East Condominiums Apartment of record in Plat Book 5200, Page 235, in the Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction of record in Book 5679, Page 78, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby L. Coon and Marcia L West, as tenants in common by Warranty deed from John W. Riels of record in Instrument No. 20191001-0100091 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 01, 2019.

Tract 2:
Land in Davidson County, Tennessee, described as follows:
Being Unit No. D-12, Parcel 60, in a Horizontal Property Regime, which is located on the plat of the Villager East, of record in Book 5200, Page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby L. Coon and Marcia West, as tenants in common by Warranty Deed from John W. Riels, of record in Instrument 20191001-0100091 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on October 01, 2019.

Being also known as 3600 Hillsboro Pike, Unit C-12 & D-12, Nashville, Tennessee 37215.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 25th day of June, 2021.

Bobby L Coon

Bobby L Coon

Marcia West

Marcia West

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Bobby L. Coon & Marcia West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2021.

2 n L

Notary Public

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Commission Expiration 2/28/2023

State of TN

County of Sumner

The Actual Consideration of this transfer is $ 0

Marcia West

Affiant

Subscribed and sworn before me this 25th day of June, 2021.

My commission expires:
2/28/2023

2 n L

Notary public

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/25/2021.

Affiant Signature

7/1/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/1/2021.

Notary's Signature

My Commission Expires:

