This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 683737 DEEDQC
07/26/2021 03:17:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210726-0100187

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Bruce J. Cooil and Coleen T. Quinn-Cooil 897 Lakemont Drive Nashville, TN 37220	Same	160 09 0 027.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, BRUCE JAMES COOIL AND COLEEN T. QUINN-COOIL AND THEIR SUCCESSORS IN TRUST, AS TRUSTEES OF THE COLEEN T. COOIL REVOCABLE TRUST dated June 11, 2013 ("**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto BRUCE JAMES COOIL and wife, COLEEN T. QUINN COOIL ("**Grantees**") and their successors, heirs and assigns. The real estate is described as follows:

> BEING Lot Number 28 on the Plan of Section Three, Oak Hill Estates, of record in Plat Book 4860 at page 3, 4, 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Bruce James Cooil and Coleen T. Quinn-Cooil and their successors in trust as Trustees of the Coleen T. Quinn-Cooil Revocable Trust by deed dated June 11, 2013 of record in Instrument Number 20180711-0066705, Register's Office for Davidson County, Tennessee.
>
> This description is taken from a prior deed.
>
> This is improved property, known as: 897 Lakemont Drive, Nashville, TN 37220.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

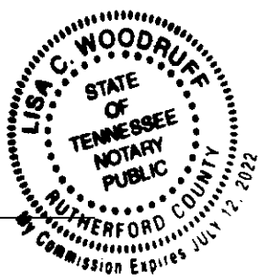
The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $0.00.

Subscribed and sworn to before me this the 26th day of July, 2021.

Affiant

Notary Public

My Commission Expires: _____



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 26th day of July, 2021.

BRUCE JAMES COOIL AS CO-TRUSTEE OF THE
COLEEN T. QUINN-COOIL REVOCABLE TRUST, **GRANTOR**

COLEEN T. QUINN-COOIL AS CO-TRUSTEE OF THE
COLEEN T. QUINN-COOIL REVOCABLE TRUST, **GRANTOR**

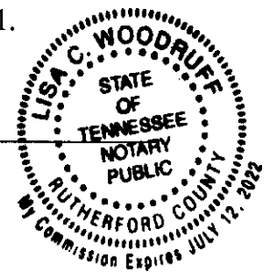
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce James Cooil, the within named Co-Trustee of the Coleen T. Quinn-Cooil Revocable Trust, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of July, 2021.

Lisa C Woodruff
Notary Public

My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Coleen T. Quinn-Cooil, the within named Co-Trustee of the Coleen T. Quinn-Cooil Revocable Trust, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of July, 2021.

Lisa C Woodruff
Notary Public

My Commission Expires:

