THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTOR HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

ADDRESS OF NEW OWNER:
JENNIFER LYNN COGGINS WILDS
6601 GOSHAWK COURT
ARRINGTON, TN 37014

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

SEND TAX BILLS TO:
Terry Eugene Coggins
1060 Chesire Way
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 759073 **DEEDQC**
11/22/2021 12:25:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20211122-0154760

MAP AND PARCEL 082-09-0 180.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **I, TERRY EUGENE COGGINS AKA TERRY E. COGGINS, SR.,** do hereby release, remise, and forever quitclaim to **JENNIFER LYNN COGGINS WILDS,** her heirs and assigns, **SUBJECT TO A LIFE ESTATE RESERVED BY TERRY EUGENE COGGINS AKA TERRY E. COGGINS, SR.** my one-third (1/3) undivided interest in and to the following described lot or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being the northerly 3.5 feet on the easterly part of Lot No.57 and the southerly 29.4 feet on the easterly part of Lot 58 on the Plan of D.T. McGavock's First Addition of record in Book 10, Page 606 to 609, inclusive, Register's Office for said County.
>
> BEING the same property conveyed to William L. Coggins, Jr. and wife, Edith C. Coggins by deed of record in Book 5250, Page 152,

Register's Office for Davidson County, Tennessee. The said William L. Coggins, Jr. aka William Leroy Coggins, Jr. predeceased Edith C. Coggins aka Edith Christine Coggins leaving her as sole owner. The said Edith Christine Coggins died intestate on October 21, 2003 leaving her three children, Horace Wayne Coggins, Terry Eugene Coggins, and Roy Dale Coggins as her heirs at law. For further reference see Affidavit of Inheritance of record in Instrument Number: 20050316-0028637 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1327 4TH AVE. N., NASHVILLE, TN.

WITNESS my hand this the 24 day of September, 2021.

Terry E Coggins SR.

TERRY EUGENE COGGINS
AKA TERRY E. COGGINS, SR.

STATE OF TENNESSEE

COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TERRY EUGENE COGGINS AKA TERRY E. COGGINS, SR.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 24th day of September, 2021.

Joyce Lillard
NOTARY PUBLIC

MY COMMISSION EXPIRES: JOYCE LILLARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-03-2024

O A T H

STATE OF TENNESSEE
COUNTY OF Williamson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 21 day of September, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-20-25

DAVID KASINGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025