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:
TERRY E. COGGINS, JR.
6003 ADAMS DRIVE
MURFREESBORO, TN 37129

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



20211122-0154761

MAP AND PARCEL 082-09-0 179.00

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 **TERRY E. COGGINS, JR.,** his 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 South 30 feet of the North 33-1/3 feet of Lot No. 57 in D.T. McGavock's Subdivision, of record in Book 10, Pages 606, 608, and 609, Register's Office for said County.
>
> BEING the same property conveyed to William Leroy Coggins, Jr. and wife, Edith Christine Coggins by deed from Samuel L. Wall and wife, Virdie E. Wall of record in Book 1422, Page 37,

Register's Office for Davidson County, Tennessee. The said William Leroy Coggins, Jr. predeceased 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 1325 4TH AVE. N., NASHVILLE, TN.

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

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.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

OATH

STATE OF TENNESSEE
COUNTY OF Davidson

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.

Terry E. Coggins Jr.
AFFIANT

SUBSCRIBED and sworn to before me, this the 23 day of ~~September~~ October, 2021.

Zachary Robert
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/10/2025

ZACHARY ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY