Karen Johnson Davidson County
Batch# 799249 DEEDQC
02/02/2022 11:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220202-0012259

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Tara Coats Affiant Subscribed and sworn to before me, this 24th day of January, 2022. Brooke Rector Notary Public My Commission Expires:

BROOKE RECTOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Tara I. Coats 2022 Trust c/o Cathy J. Coats, Trustee 528 Eastboro Drive Nashville, Tennessee 37209	SAME	091 09 0 240.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Tara I. Coats**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring her entire right, title and interest in the subject parcel of real property, hereby releases, remises and quitclaims unto the **Tara I. Coats** ~~2022~~ 2019 **Trust**, an irrevocable trust established by inter-vivos trust

agreement dated September 25, ~~2022~~ 2019, whose Trustee is **Cathy J. Coats**, and to her successors and assigns, with full right to convey any and all interests in the subject property without the consent of any beneficiary, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 24th day of January, 2022.

Tara I Coats

Tara I. Coats

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tara I. Coats, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of January, 2022.

My Commission Expires: _____

Brooke Rector

Notary Public

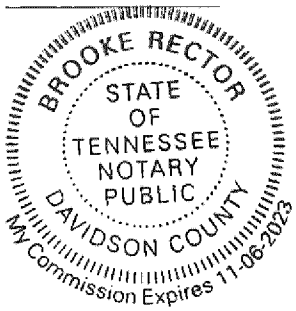


EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 25 in E. T. Brown's Trustee's Subdivision of an 18 acre~ tract on The Charlotte Pike, a plan of which is of record in Book 332, page I 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 96 feet on the easterly side of Cowan Avenue and runs back 190 feet on the south line and 198.4 feet on the north line to an alley, and shows 51 feet on the said alley.

Being the same property conveyed to Tara Coats by deed from Miroslav Tunjic and wife, Marija Tunjic, of record as Instrument No. 20071022-0124655, Register's Office for Davidson County, Tennessee.

Tara I. Coats and Tara Coats are one and the same person.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, Page 126, said Register's Office.

This is improved property known as 528 Eastboro Drive, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 January 24, 2022.

01-24-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of January, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

