QUITCLAIM DEED



L-QCD-22-609

STATE OF ~~CALIFORNIA~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 802969 **DEEDQC**
02/09/2022 03:37:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220209-0015239

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
The Tama and Daniel McCoy Living Trust, U/A/D August 9, 2021	**New Owner**	
(NAME)	(NAME)	**155080B06600CO**
1767 Willowhurst Avenue		
(ADDRESS)	(ADDRESS)	
San Jose, CA 95125		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAMA POWERS MCCOY AND HUSBAND, DANIEL STEVEN MCCOY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THE TAMA AND DANIEL MCCOY LIVING TRUST, U/A/D AUGUST 9, 2021**, hereinafter called the Grantee, their successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Phase 1 of South Colony at Riverbend of record in Plat Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy N. Tappan and Tama Ann Tappan, husband and wife, by Warranty Deed from Anna M. Jackson, unmarried, of record in Instrument No. 20041221-0151651, Register's Office for Davidson County, Tennessee. Timothy N. Tappan having since died on March 3, 2013 leaving Tama Ann Tappan as the surviving tenant by the entirety.

Being the same property conveyed to Tama Ann Tappan and husband, Daniel Steven McCoy by Quitclaim Deed from Tama Ann Tappan, of record in Instrument No. 20151215-0125814, Register's Office for Davidson County, Tennessee.

Tama Ann Tappan is one and the same as Tama Powers McCoy.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **609 South Riverbend Court, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 20th day of January, 2022.

Tama Powers McCoy

Daniel Steven McCoy

STATE OF CALIFORNIA
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMA POWERS MCCOY and DANIEL STEVEN MCCOY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 of January, 2022.

Notary Public

My Commission Expires: 03/29/2024

PNS1 AMANDA CAREY COMMISSION #2325622 Notary Public - California ALAMEDA COUNTY MY COMMISSION EXPIRES March 29, 2024 PNS1

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903