Karen Johnson Davidson County
Batch# 850054 DEEDQC
05/03/2022 12:04:33 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220503-0051314

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 22 day of April, 2022.

My Commission Expires: 7.20.24

NOTARY PUBLIC

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel ID:**
Amanda Cothran	SAME	052010075 &
317 Mayfield Station		11913013200 &
Brentwood, TN 37027		15003048000

QUITCLAIM DEED

For and in consideration of and *pursuant to the Marital Dissolution Agreement filed in a divorce proceeding in the Chancery Court for Williamson County, Tennessee, Case CV20-49440, Docket No. 49440-B,* **Timothy Blake Cothran (also known as T. Blake Cothran), an unmarried man,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Amanda Cothran, an unmarried woman,** GRANTEE. Said property conveyed herein is described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 22 day of April, 2022.

Timothy Blake Cothran
(a/k/a T. Blake Cothran)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Timothy Blake Cothran (a/k/a T. Blake Cothran)**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 22 day of April, 2022.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24

Exhibit A

Tract 1 (Parcel ID: 052010075 / Address: 144 Harrington Avenue, Nashville, TN 37115)

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Madison Realty Company's Subdivision as of record in Plat Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 ft. on the south side of Harrington Street or Avenue and runs back between parallel lines 190 ft. to a dead line.

Being the same property conveyed to T. Blake Cothran by Executor's Quitclaim Deed from Timothy Blake Cothran, Executor for the Estate of Terrell E. Cothran, of record in Instrument No. 20220202-0011901, Register's Office for Davidson County, Tennessee.

Tract 2 (Parcel ID: 11913013200 / Address: 470 Morton Avenue, Nashville, TN 37211)

Land in Davidson County, Tennessee, being Lot Nos. 63 and 64 on the Plan of College Heights, of record in Plat Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that portion previously conveyed to M.L. Hale of record in Book 3802, Page 806, and by Affidavit of Record in Book 3802, Page 811, Register's Office for Davidson County, Tennessee, described as follows:

Being a portion of Lot No. 64 on the Plan of College Heights of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee. Said portion of Lot No. 64 as shown by unrecorded survey made by Hickerson-Miller, Engineers and Surveyors, dated September 20, 1958, more particularly described as follows:

COMMENCING at a point in the northerly margin of Morton Street, and the westerly margin of an alley; thence along said alley, in a northerly direction a distance of 192.9 feet to a point; said point being a common point in the intersection of two alleys; thence along the back of Lot No 64 and 10 feet of the easterly back line of Lot No. 63; running along the southerly margin of the second mentioned alley, a total distance of 41 feet; thence S11°45'E, 178.0 feet to an iron pin in the northerly margin of Morton Street, in an easterly direction, a distance of 84.9 feet to the point of origin.

Being the same property conveyed to Rachel S. Barrett by Warranty Deed from Kenneth R. Owens and wife, Frances C. Owens dated May 18, 1995, of record in Book 9680, Page 832, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996, of the Barrett Joint Revocable Living Trust Agreement, by

Quitclaim Deed from Rachel S. Barrett, dated November 12, 1996, of record in Book 10284, Page 398, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Timothy Blake Cothran by Quitclaim Deed from M. Lee Barrett, Jr., Successor Trustee of the Barrett Joint Revocable Trust Agreement U/A/D May 30, 1996, dated June 12, 2013, of record as Instrument No. 20130822-0088703, Register's Office of Davidson County, Tennessee.

***NOTE* Those quitclaim deeds of record in Book 10284, Page 398 and in Instrument No. 20130822-0088703, Register's Office for Davidson County, Tennessee, in the chain of title above erroneously omitted the "less and except" portion of the legal description for the subject property, which has been corrected in this conveyance.**

Tract 3 (Parcel ID: 15003048000 / Address: 3612 Wells Court, Antioch, TN 37013)

Land in Davidson County, Tennessee, being Lot No. 121-B on the Plan of Zone Lot Division, Lots 119 thru 123, Chelsea of Priest Lake, Section Two-C, of record in Book 6900, Page 192, amending Book 6250, Page 943, 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 a portion of the same property conveyed to T. Blake Cothran, a married man, by Quitclaim Deed from T. Blake Cothran and Devin Rohner and Nolan Pattee and Judy Cothran, dated December 19, 2019, of record as Instrument No. 20191226-0132766, Register's Office for Davidson County, Tennessee.