Karen Johnson Davidson County
Batch# 855639 DEEDQC
05/16/2022 08:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220516-0055625

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

Kathleen Gaughan Cochran
AFFIANT

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

Subscribed and sworn to before me on this day, May 5, 2022.

Notary Public

My Commission Expires: _____

New Owner Address:
Brooks Benton Cochran and
Kathleen Gaughan Cochran, Co-Trustees
913 Gilmore Avenue
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
118 01 0 289.00

Brooks Cochran and Kathleen Gaughan (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Brooks Benton Cochran and Kathleen Gaughan Cochran, Co-Trustees of the Cochran Family Trust, dated May 5, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

WITNESS my hand on this day, May 5, 2022.

Brooks Cochran

Kathleen Gaughan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brooks Cochran** and **Kathleen Gaughan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, May 5, 2022.

ROBERT HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

Notary Public

My Commission Expires: _____

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) No. 85, as shown on the map entitled Plan of Montrose Place, of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brooks Cochran and Kathleen Gaughan by warranty deed from Shaffer Homes Services, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190404-0030764, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 913 Gilmore Avenue Nashville, TN 37204.

True Copy Certification

I, Robert J. Hazard, Esq., 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 May 5, 2022.

Affiant Signature

Date: May 5, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy L. Sowney, a notary public for this county and state, Robert J. Hazard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, May 5, 2022.

Notary's Signature

My Commission Expires: 7/7/2025

Notary's Seal

AMY L. SOWNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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