This Instrument Prepared by:
Covington G. Dismukes
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

Karen Johnson Davidson County
Batch# 962758 DEEDQC
01/20/2023 08:06:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230120-0004545

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
The Coast Family Revocable Trust #1 2401 Prairie Hill Drive Antioch, TN 37013	Same	181250B03000CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **RYAN A. PAGE and MELISSA N. PAGE, husband and wife** ("**Grantor**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **THE COAST FAMILY REVOCABLE TRUST #1, under trust agreement dated January 13, 2023, as amended,** and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 30, on the plan of Minor Subdivision Final Plat Clover Glen Phase 1A, as shown on plat of record in Instrument 20180618-0058128, Register's Office for Davidson County, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Ryan A. Page and Melissa N. Page, husband and wife, by Warranty Deed from Andrew Eichenberger and wife Taylor Eichenberger formerly known as Taylor McKenzie Graham, of record in Instrument No. 20220404-0038430, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 13th day of January, 2023.

Affiant

Notary Public

My Commission Expires:

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025

This is improved property, known as 2401 Prairie Hill Drive, Antioch, TN 37013.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 13th day of January, 2023.

RYAN A. PAGE

MELISSA N. PAGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RYAN A. PAGE**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of January, 2023.

Notary Public

My Commission Expires:

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELISSA N. PAGE**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of January, 2023.

Notary Public

My Commission Expires: _____

