Karen Johnson Davidson County
Batch# 966373 DEEDQC
02/02/2023 09:08:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230202-0007631

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESS

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 25th day of January 2023.

Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Erin and Jeffrey Coyne Family Trust 3036 Brightwood Avenue Nashville, TN 37212	Erin and Jeffrey Coyne Family Trust 3036 Brightwood Avenue Nashville, TN 37212	117-08-0-079.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jeffrey L. Coyne, who took title as Jeff L. Coyne, and Erin L. Coyne, who took title as Erin L. Holt, husband and wife, do hereby quitclaim, transfer and convey unto Jeffrey L. Coyne and Erin L. Coyne, as Trustees of the Erin and Jeffrey Coyne Family Trust dated January 25, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Jeffrey L. Coyne, who took title as Jeff L. Coyne, and Erin L. Coyne, who took title as Erin L. Holt, husband and wife, from Lucian F. Emerson and Leigh Ann Emerson, husband and wife, by Warranty Deed dated June 30, 2016, and recorded on July 1, 2016, as Document No. 20160701-0067850, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 3036 Brightwood Avenue, Nashville, Tennessee 37212

Witness my hand this 25th day of January 2023.

Jeffrey L. Coyne, Grantor

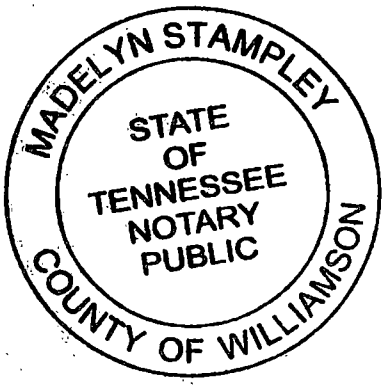
Erin L. Coyne, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Jeffrey L. Coyne and Erin L. Coyne, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, January 25, 2023.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: October 26, 2026

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 5 and the southerly part of Lot No. 6 in Eason's Subdivision of Belmont Terrace Annex No. 2, as of record in Book 547, Page 80, Register's Office for said County.

Said Lot No. 5 and part of Lot No. 6 adjoin and front together 111 feet on the southeasterly side of Brightwood Avenue and extend back 218 feet on the southerly line and 195.4 feet on the northerly line, to a line in the rear on which they measure 68 feet.

Included in the above description but excluded therefrom is the property sold to the State of Tennessee of record in Book 4753, Page 56, Register's Office for Davidson County, Tennessee.