Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 973814 DEEDQC
02/24/2023 08:11:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230224-0012982

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Sandra S. Coomer, Trustee
Sandra S. Coomer Revocable Living Trust
9309 Arrowhead Court
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map and Parcel No.
171030B14100CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Sandra S. Coomer**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Sandra S. Coomer, Trustee, Sandra S. Coomer Revocable Living Trust Agreement dated February 17, 2023** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Certain property in Davidson County, TN, described as Unit No. 57 of Townhomes of Fredericksburg, a Horizontal Property Regime (Private Element) located in Brentwood, TN, together with Easements as shown on the plat of Phase One, Section Three, Townhomes of Fredericksburg, recorded in Plat Book 9700, Page 534, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, Page 435, Book 10224, Page 683 as corrected in Book 10294, Page 850, Book 10628, Page 517, and Instrument No. 20000718-0070558 as re-recorded in Instrument No. 20050705-0076596, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, Page 435, Book 10224, Page 683 as corrected in Book 10294, Page 850, Book 10628, Page 517, and Instrument No. 20000718-0070558 as re-recorded in Instrument No. 20050705-0076596, said Register's Office, and By-Laws of record in Book 10126, Page 486, Book 10275, Page 959 and Book 11550, Page 554, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to **Timothy L. Coomer and spouse, Sandra S. Coomer**, by Warranty Deed dated December 13, 2011, from **Phillip Pinion, a single man and Velma Jones, a single woman**, recorded in Instrument No. 20111214-0097240, Register's Office of Davidson County, Tennessee. **Timothy L. Coomer** died on May 4, 2022, resulting in the real property vesting fee simple title in **Sandra S. Coomer**.

This conveyance is subject to all matters of record.

This is improved property known as: **641 Old Hickory Blvd., #55, Brentwood, TN 37027**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 17th day of February 2023.

Sandra S. Coomer

Sandra S. Coomer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Sandra S. Coomer**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February 2023.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Sandra S. Coomer

Affiant

Sworn to and subscribed to before me, this the 17th day of February 2023.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023