Karen Johnson Davidson County
Batch# 975490 DEEDQC
03/01/2023 10:31:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230301-0014475

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Brian R. Cole and Tina Cole 1804 Stokes Lane Nashville, TN 37215	New Owner	117-07-0-053.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **BRIAN R. COLE, MARRIED,** does hereby quitclaim and by these presents does transfer and convey all of our right, title and interest unto **BRIAN R. COLE AND TINA COLE, HUSBAND AND WIFE,** their heirs and assigns, the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of the Lands of A.B. Montgomery, as of record in Plan Book 1, Page 32, Chancery Court at Nashville and also being known as Lot No. 9 of Block "A" on the Map of the Final Plat of Walter Stokes Home Place Subdivision No. 1, as of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of Stokes Lane 1,305 feet west of the westerly margin of Brightwood Avenue at the common corner of Lots Nos. 9 and 10; thence with the line between said lots, northerly 206 feet to a point; thence with the line between Lots 9 and the 37 westerly 100 feet to a point at the common corner of Lots Nos. 8 and 9, being the northeast corner of the property conveyed to H.B. Weidman and wife, by deed of record in Book 1148, Page 177, said Register's Office; thence with the line between Lots Nos. 8 and 9, and along Weidman's easterly line, southerly 206 feet to the north margin of Stokes Lane; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to Brian R. Cole by Warranty Deed from Dwight P. Wiles, Successor Trustee of the 1804 Stokes Lane Trust U/A/D October 3, 2000 of record in Instrument No. 20200508-0047991 in the Register's Office for Davidson County, Tennessee.

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

This is unimproved property known as: 1804 Stokes Lane, Nashville, TN 37215

Brian R. Cole

Witness my hand this 27 day of February, 2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian R. Cole with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of February, 20____.

Commission expires:

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 27 day of February, 2023.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025