This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
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Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 981670 DEEDQC
03/16/2023 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230316-0019221

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Louie Coton Trust **123 Demoss Road** **Nashville, Tennessee 37209**	**103023B00900CO**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **REBECCA MAGNUSON,** a single woman ("Grantor") does hereby transfer, release, relinquish, quitclaim and convey unto the **TRUSTEE OF THE LOUIE COTON TRUST u/t/a March 3, 2023** ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being **Unit No. 9** on the Plan of Demoss Hills, (formerly known as Demoss Road Homes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180416-0035309, amended in Instrument No. 20180502-0041768, Instrument No. 20180510-0044708, Instrument No. 20200625-0068622, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said unit.

Subject to any and all plats, easements, restrictions, and other matters of record.

Being the same property conveyed to Rebecca Magnuson, a single woman, by Warranty Deed from Tennessee Avenue Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20201130-0138999, Register's Office for Davidson County, Tennessee.

This is improved property known as 123 Demoss Road, Nashville, Tennessee 37209.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

In witness whereof, Grantor has caused this instrument to be dated and effective this 3rd day of March, 2023.

GRANTOR:

Rebecca Magnuson
REBECCA MAGNUSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared REBECCA MAGNUSON within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of March, 2023.

NOAH R. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
this 9 day of March 2023.

Michelle Gooden
NOTARY PUBLIC

MICHELLE GOODEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

My Commission Expires: 9/7/26

NSH 2609578.2

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns, 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 March 3, 2023 (date of document).

Affiant Signature

3/3/23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 day of March, 2023

Notary's Signature

My Commission Expires: 9/7/26.

