Karen Johnson Davidson County
Batch# 1000300 DEEDQC
05/05/2023 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230505-0033652

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The ~~actual~~ consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 24 day of April, 2023

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Catherine M. Poole
8043 Whites Creek Pike,
Joelton, TN 37080

SEND TAX BILLS TO:
Catherine M. Poole
8043 Whites Creek Pike,
Joelton, TN 37080
MAP AND PARCEL NUMBER: 00800025600

QUITCLAIM DEED

23NT00359

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Catherine M. Poole and Hannah M. Poole

By these presents do remise, release and **QUITCLAIM** unto

Catherine M. Poole

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being a tract in the Council District of Davidson County, Tennessee, and a portion of the property conveyed to the Michele Coon Revocable Living Trust in QCD 20200806-0087712, R.O.D.C.T,, more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No 2095 dated 10/15/20 as follows:

Beginning at a set iron pin located N71 deg. 15" 09" E 556.95' from the most southwest corner of Poole with a new line N 18 deg. 44' 51" W, 16.32' to a set iron pin; Thence with a new line N 71 deg. 15' 09" E, 250.00' to a set iron pin; thence S 54 deg. 33' 14" E, 20.12' to a set iron pin in the line of said Poole; thence with said Poole S 71 deg. 15' 09" W, 261.77 to the point of beginning containing 0.096 acres.

Being the same property as conveyed to Catherine M. Poole and Hannah M. Poole by Quitclaim Deed from Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust u/a/d August 6, 2020 dated 07/28/2021 recorded 07/30/2021 as Instrument Number 20210730-0102591, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020 by Quitclaim Deed from Michele Lynn Coon, Trustee of the Michele Coon Revocable living Trust U/A/D August 6, 2020 dated 03/25/2021 recorded 03/30/2021 in Instrument No. 20210330-0041256, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020 by Quitclaim Deed from Michele L. Coon dated 08/06/2020 and recorded 08/06/202 in Instrument No. 20200806-0087712, Register's office for Davidson County, Tennessee.

Being part of the same property conveyed to Michele L. Coon, unmarried and misty D. Hobbs, unmarried, by deed from Jeremy Scott Johnson, Trustee of the Johnson Farm Trusts, dated December 08/08/2008 of record in Instrument No. 20151014-0104563, Register's Office for Davidson County, Tennessee, Misty D. Hobbs subsequently quitclaimed her interest to Michele L. Coon, by Instrument No. 20180122-006180, said Register's Office. Michele Coon, Michele L. Coon, and Michelle Lynn Coon are the same person.

Tract 2:

PROPERTY DESCRIPTION 5.348ACRES
BEING A TRACT OF LAND IN THE 1ST COUNCIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, AND A PORTION OF THAT PROPERTY CONVEYED TO MICHELE COON & MISTY HOBBS IN DB 20151014 0104563, R.O.D.C.T., MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095 DATED 07/27/16 AS FOLLOWS:
BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHWESTERLY MARGIN OF WHITES CREEK PIKE,
SAID PIN BEING THE MOST NORTHEAST CORNER TO R.A. CHAMBERLAIN IN (DB 2602, PG 553 RODCT), AND THE MOST EAST SOUTHEAST CORNER TO HEREIN DESCRIBED TRACT; THENCE NOW LEAVING SAID MARGIN WITH SAID CHAMBERLAINS 6151'25" W, 311.59 TO AN EXISTING IRON PIN, A COMMON CORNER TO W.B. LAIN; THENCE NOW LEAVING SAID CHAMBERLAIN WOTH SAID LAIN N 81°28'15" W, 963.14' TO AN EXISTING IRON PIN AT A LARGE OAK TREE;
THENCE NOW LEAVING SAID LINE WITH A NEW LINE S 472044" W, 915.56' TO A POINT IN A CREEK; THENCE WITH SAID CREEK FOR THE NEXT FIVECALLS: N 36°21'17" W, 128.68'; THENCE N 03°43'02" E, 50.92'; THENCE N 31°31'28" W,157.47'; THENCE N 76°55'12" W, 62.26'; THENCE N 3104'57" W, 50.00'; THENCE NOW LEAVING SAID CREEK WITH A NEW LINE N 71°15'09" E, 943.65 TO A SET IRON PIN; THENCE S 8128'15" E, 980.45'; THENCE N 61°51'25" E, 298.34' TO A POINT IN THE SOUTHWESTERLY MARGIN OF PREVIOUS SAID WHITES CREEK PIKE; THENCE
WITH SAID MARGINS 39°15'35" E, 25.44' TO THE POINT OF BEGINNING CONTAINING 5.348 ACRE
THE ABOVE DESCRIBED TRACT IS SUBJECT TO A 25' INGRESS, EGRESS & PRIVATE UTILITY EASEMENT SERVING A 5.149 ACRES TRACT, PER AGREEMENT OF RECORD AS INSTRUMENT 20160830-0090522, SAID REGISTER'S OFFICE, AND DESCRIBED AS FOLLOWS: BEGINNING AT
AN EXISTING IRON PIN AT A 60" OAK TREE, A CORNER TO W.B. LAIN IN (DB 838, PG 250 RODCT), THENCE S4720'44" E, 100.00'; THENCE
N 42°3916" W, 25.01'; THENCE N 4720'44"E, E,1 11.9966.90';8'; THENCETHENCE S N 81°28'15" 8.34' TO A POINT IN THE SOUTHWESTERLY MARGIN OF WHITES CREEK PIKE); THENCE WITH SAID MARGIN S 39°15'35" E, 25.44' TO AN EXISTING IRON PIN; LEAVING SAID MARGIN S 61°51'25" W, 311.59' TO AN EXISTING IRON PIN; 1 28' 5 " W, 963.14 TO THE POINT OF BEGINNING.

Being part of the same property conveyed to Catherine M. Poole and Hannah M. Poole from Michele L. Coon and Mistry D Hobbs, unmarried as tenants in common with right of survivorship, dated 11/04/2016 recorded 11/09/2016 as Instrument No. 20161109-0118718, Register's Office for Davidson County, Tennessee.

THE SAME PROPERTY CONVEYED TO MICHELE L. COON, UNMARRIED AND NMARRIED, AS TENANTS IN COMMON WITH REIGHT OF SURVIVORSHIP, BY AS INSTRUMENT 20151014-0104563, REGISTER'S OFFICE FOR DAVIDSON DEED OF RECORD AS INSTRUMENT 20151014-0104563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALL OF THE PROPERTY CONVEYED BY MICHELE L. COON AND MISTY D. HOBBS, UNMARRIED AS TENANTS IN. COMMON WITH RIGHT OF SURVIVORSHIP, TO MICHELE L. COON AND MISTY D. HOBBS, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, OF RECORD AS INSTRUMENT 20160913 0096135, SAID REGISTER'S OFFICE.

This is an improved property commonly known as: 8043 Whites Creek Pike, Joelton, TN 37080-8872

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.

Witness our hands this 26 day of April, 2023

Catherine M. Poole

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Catherine M. Poole,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of April, 2023

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Hannah M. Poole

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hannah M. Poole,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of April, 2023

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 4/24/23 (date of document).

Affiant Signature

5/5/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of May, 23.

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025