THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1045228 **DEEDQC**
09/01/2023 11 12 54 AM 2 pgs
Fees $12 00 Taxes $0 00

20230901-0068739

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 31 day of August, 2023.

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24

Address New Owners as Follows:
Timothy Blake Cothran and
Nolan James Pattee
2032 Delaware Drive
Nolensville, TN 37135

Send Tax Bills To:
New Owner

Map-Parcel:
106-13-0-079.00

QUITCLAIM DEED

In consideration of One Dollar ($1.00), and other good and valuable consideration, **Timothy Blake Cothran, an unmarried man,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Timothy Blake Cothran, an unmarried man, and Nolan James Pattee, a married man, as tenants in common,** GRANTEE.

Said property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Glenrose Park of record in Plat Book 974, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 50 feet on the Southerly side of Vivelle Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Timothy Blake Cothran, an unmarried man by Warranty deed from Timothy A Houston, a married person of record in Instrument No. 20211021-0141362 Register's Office for Davidson County, Tennessee, dated October 20, 2021 and recorded on October 21, 2021.

Being improved property also known as 306 Vivelle Avenue, Nashville, TN 37210.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his signature(s) on this the 31st day of August, 2023.

Timothy Blake Cothran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Timothy Blake Cothran**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 31st day of August, 2023.

Notary Public

My Commission Expires: 7.20.24

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024