Karen Johnson Davidson County
Batch# 1046347 DEEDQC
09/05/2023 02 26 49 PM 2 pgs
Fees $12 00 Taxes $0 00
20230905-0069527

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name. Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number: 615-739-6746

| Address/Owners. | Send Tax Bills To: | Map Parcel |
|---|---|---|
| Lee Koehn Revocable Trust | Laverne C Koehn, Trustee | 172 03 0A 075.00 |
| 1105 Elmshade Ct. | 1105 Elmshade Ct. | |
| Nashville, Tennessee 37211 | Nashville, Tennessee 37211 | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Laverne C Koehn ("Grantor"), does hereby convey and quitclaim unto the Lee Koehn Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of The Woodlands, Phase I, of record in Book 6900, pages 498 & 499, said Register's Office.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Laverne C Koehn, by warranty deed from Westminster Homes, Inc., dated December 31, 1996, of record in Book 10310 Page 591, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 1105 Elmshade Ct., Nashville, Tennessee 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 21st day of August, 2023.

Laverne C. Koehn

STATE OF TENNESSEE )
) ss
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Laverne C. Koehn, 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 purpose therein contained.

Witness my hand and seal this 21st day of August, 2023.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires September 2, 2024

I hereby swear or affirm that the actual consideration for this transfer is $0 00

Laverne C Koehn

STATE OF TENNESSEE )
) ss
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 21st day of August, 2023

Notary Public

My commission expires September 2, 2024

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY