10:45

THIS INSTRUMENT WAS PREPARED BY:
Jacob Mason, LLM, EPLS, CELA
Mason & Associates Law Firm
1531 Hunt Club Blvd., Suite 208
Gallatin, TN 37066
(615) 989-7054

Karen Johnson Davidson County
Batch# 1057314 DEEDQC
10/04/2023 09:26:59 AM 4 pgs
Fees $22.00 Taxes $0 00
20231004-0077942

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBER
Ruby Jean Seals, Trustee of the JRS Tennessee Family Living Trust dated September 13, 2023 716 Coggins Pass Madison, TN 37115	Ruby Jean Seals, Trustee of the JRS Tennessee Family Living Trust dated September 13, 2023 716 Coggins Pass Madison, TN 37115	052-12-0-039.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that September 13, 2023 Ruby Jean Seals, for and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, hereby conveys and quitclaims unto Ruby Jean Seals, Trustee of the JRS Tennessee Family Living Trust dated September 13, 2023, her heirs and assigns, all of her right, title, and interest to the following described real estate or parcel of land, to wit:

BEING the same property conveyed by Warranty Deed to Jimmy E. Seals and wife, Ruby J. Seals, from Rene D. Copeland on June 19, 2020 and recorded on Record 20200622-0067095 with the Davidson County Register of Deeds in Tennessee.

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Marlin Meadows, Section No. 2 of record in Plat Book 1835, Page 127, 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 16 fronts 140 feet on the Northwesterly side of Coggins Pass and runs back between parallel lines 147.16 feet to a dead line.

Being the same property conveyed to Scot E. Copeland and wife, Rene D. Copeland by Warranty deed from James R. Cartwright and wife, Janice D. Cartwright of record in Book 11128, page 620, Register's Office for Davidson County, Tennessee, dated September 24, 1998and recorded on September 28, 1998.

The said Scot E. Copeland having since died vesting fee simple into the wife, Rene D.Copeland as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

This is improved [property, known as 716 Coggin Pass, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SAID PROPERTY IS CONVEYED SUBJECT TO such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF Ruby Jean Seals has here unto set her signature on this day and date first above written.

Ruby Jean Seals

STATE OF TENNESSEE)
) ss.
COUNTY OF SUMNER)

Ruby Jean Seals personally appeared before me, the undersigned, a Notary Public, in and for said County and State, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal on September 13, 2023.

KARISSA HENDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2024
SUMNER COUNTY

Karissa Hendrickson, Notary Public
1531 Hunt Club Boulevard, Suite 208
Gallatin, Tennessee 37066
My commission expires: 07/02/2024

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Ruby Jean Seals
AFFIANT

Subscribed and sworn to before me on September 13, 2023.

KARISSA HENDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/02/2024
SUMNER COUNTY

Karissa Hendrickson, Notary Public
1531 Hunt Club Boulevard, Suite 208
Gallatin, Tennessee 37066
My commission expires: 07/02/2024