Karen Johnson Davidson County
Batch# 1060287 DEEDQC
10/13/2023 09:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231013-0080213

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Rd., Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Philip Coogan 3601 Hampton Ave. Nashville, TN 37215	SAME	117-2-129

QUITCLAIM DEED

The undersigned, **Carol Jean Gerlach,** does hereby quitclaim and by these presents does transfer and convey unto **Philip Coogan and wife, Alice Coogan**, all of her right, title and interest in and to the following tract of land in Davidson County, Tennessee:

Land in Williamson County, Tennessee, being Lot 3, Block 8, on the Plan of a Development of Stokes Tract, of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100 feet on the northerly margin of Sterling Road and extends back between paralllel lines a distance of 100.00 feet.

Being the same property conveyed to Philip Coogan and wife, Alice Coogan, and Carol Jean Gerlach, by Quitclaim Deed dated July 27, 2007 and filed for record on August 27, 2007 as Instrument No. 20070827-0102512, Register's Office for Davidson County, Tennessee.

Property Address: 2307 Sterling Road, Nashville, TN 37215.

Dated October 11, 2023.

CAROL JEAN GERLACH

STATE OF TENNESSEE)
COUNTY OFDAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Jean Gerlach, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the above instrument for the purposes contained therein.

Witness my hand, at office, this the 11th day of October, 2023.

Commission Expires: _____

Notary Public

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2023.

Commission Expires: _____

Notary Public

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 11th day of October, 2023.

Robert L. Scruggs, Affiant — Date: 10/11/2023

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 11th day of October, 2023

Notary's Signature

My Commission Expires 9.8.2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025