Karen Johnson Davidson County
Batch# 1063994 DEEDQC
10/23/2023 02:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231023-0082901

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Timothy A. Koetters Timothy A. Koetters, Trustee, Affiant Subscribed and sworn to before me, this 11th day of October, 2023. Alice M. Bohannon Notary Public My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/16/2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Timothy A. Koetters and/or Catherine Koetters, Trustees 6636 Ellesmere Road Nashville, TN 37205	SAME	129 10 0 044.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy A. Koetters and wife, Catherine Koetters**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Timothy A. Koetters and/or Catherine Koetters, Trustees of the Timothy & Catherine Koetters Living Trust, established by the Revocable Trust Agreement of Timothy A. Koetters and Catherine Koetters dated October 11, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 11th day of October, 2023.

Timothy A. Koetters

Timothy A. Koetters

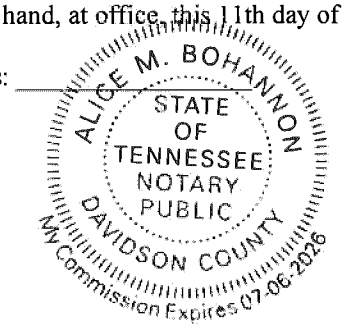
Catherine P. Koetters

Catherine Koetters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy A. Koetters and Catherine Koetters, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

My Commission Expires: 

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee, located at the west end of Ellesmere Road, south of Carnavon Parkway, and being shown as Parcel 044.00 on Davidson County Tax Map 129-10, belonging to West Meade Properties, LP, as evidenced in Instrument Number 20091113-0104921, in the Register's Office for Davidson County, Tennessee (RODCT), said parcel being Lot 67, on the plan of West Meade Park, Section 3 as of record in Plat Book 3300, Page 23, and being more particularly described as follows:
BEGINNING at an iron pin located on the west margin of Ellesmere Road, said iron pin being the n011hwestcomerofLot 55 on the plan of West Meade Park, Section 3 as ofrecordinPlatBook3300, Page 23 and said Lot being Parcel 045 .00, as shown on Tax Map 129-10 belonging to Reynolds as evidenced in Deed Book 11531, Page 231 (RODCT), thence;

1) Leaving the west margin of Ellesmere Road, with the line common to said Lot 55 South 60 degrees 22 minutes 00 seconds West a distance of 568.00 feet to an iron pin, said iron pin being on the line common to Parcel 003 .00 as shown on Tax Map 143-00, belonging to Lakes Of Bellevue Holdings LLC, as evidenced in Instrument Number 20131212-0125 857 (RODCT), and said iron pin also being the southerly most point of the prope11y herein described, thence;

2) With the line common to said Parcel 003.00, North 39 degrees 12 minutes 35 seconds West, a distance of 375.80 feet to an iron pin, thence;

3) Continuing with the line common to said Parcel 003.00, North 72 degrees 28 minutes 00 seconds West a distance of 69.50 feet to an iron pin, said iron pin being the southerly most point of Lot 79 on the plan of West Meade Park, Section 4 as of record in Plat Book 3300 Pages 68 and 69 and said lot being Parcel 025.00 as shown on Tax Map 129-10, belonging to West Meade Properties, LP, as evidenced in Instrument Number 20091113-0104921 (RODCT), and said iron pin being the westerly most point of the property herein described, thence;

4) With the line common to said Lot 79, North 47 degrees 39 minutes 00 seconds East a distance of 374.10 feet to an iron pin, said iron pin being the westerly most point of Lot 66 on the plan of West Meade Park, Section 3 as of record in Plat Book 3300, Page 23 and said lot being Parcel 043.00 as shown on Tax Map 129-10, belonging to_ Worley as evidenced in Deed Book 11108, Page 466 (RODCT), and said iron pin also being the northerly most point of the property herein described, thence;

5) With the line common to said Lot 66, South 66 degrees 09 minutes 00 seconds East a distance of 578.60 feet to a mag nail on the west margin of Ellesmere Road, thence;·

6) With the west margin of Ellesmere Road, South 09 degrees 21 minutes 00 seconds West a distance of 50.0.0 feet to an iron pin, said iron pin being the point of BEGINNING, containing 5.3116 acres, or 231376 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated March 01, 2018.

Being the same property conveyed to Timothy A. Koetters and wife, Catherine Koetters by deed from West Meade Properties, L.P. a Tennessee limited partnership, and John M. Gillum, Trustee of The Menefee West Meade 2009 Irrevocable Trust U/A/D December 21, 2009, of record as Instrument No. 20180309-0022354, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 129 10 0 044 00.

2. Restrictive covenants contained in an instrument of record in Book 3102, page 381, made applicable in Book 3284, page 83, Register1s Office for Davidson, County, Tennessee.

3. All matters appearing on the Plan of record as Book 3300, page 23, Register's Office for Davidson County, Tennessee.

4. Encroachment by asphalt driveway onto the subject property as shown by the survey of O Ellesmere Road prepared by Jesse Walker Engineering dated March 1, 2018.

Timothy A. Koetters and Timothy Anton Koetters are one and the same person. Catherine Koetters and Catherine P. Koetters are one and the same person.

This is improved property known as 6636 Ellesmere Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 10/11/23.

10/11/23
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

