Karen Johnson Davidson County
Batch# 1066073 DEEDQC
10/30/2023 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231030-0084696

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, October 30, 2023.

Notary Public

My Commission Expires: 08-21-2026

ELIZABETH IRENE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-21-2026

New Owner Address:
Frank Abel Coulter, Jr., Trustee
116 Saratoga Blvd
Hendersonville, TN 37075

Send Tax Bills To:
Same

Map-Parcel Number:
52 8 152.00

QUITCLAIM DEED

Frank A. Coulter, Jr. ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Frank Abel Coulter, Jr., Trustee of the Frank Abel Coulter, Jr. Revocable Living Trust, dated October 30, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **October 30, 2023**.

Frank A. Coulter, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Frank A. Coulter, Jr. with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 30, 2023.

Notary Public

My Commission Expires: _____

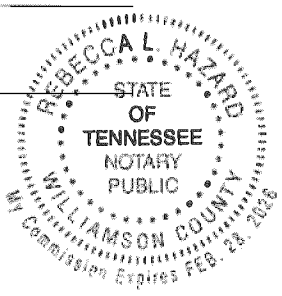


EXHIBIT A

Being Lot No. 49 on the Plan of Meadow Bend Subdivision, Section Three, of record in Plat Book 6250, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank A. Coulter, Jr., unmarried, from W. Gene Hughes, married, by deed of record in Instrument No. 20210528-0072342, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1144-1146 Sioux Terrace, Madison, Tennessee 37115

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 October 30, 2023.

Affiant Signature

10/30/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
October 30, 2023.

Rebecca L Hazard
Notary Public

My Commission Expires: _____

REBECCA L. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB 28, 2026