This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $0.00

Affiant

Karen Johnson Davidson County
Batch# 1067158 DEEDQC
11/01/2023 02:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231101-0085590

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

Subscribed and sworn to before me, this 11th day of September, 2023

Notary Public

My Commission Expires: May 16, 2026

Address of New Owner:	**Send Tax Bills to:**	**Parcel ID:**
Matthew M. Koerlin and Puamana C. Koerlin, Trustees 1205 Devens Drive Brentwood, TN 37027	**NEW OWNER**	**051-12-089.00**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Matthew M. Koerlin and wife, Puamana C. Koerlin,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **Matthew M. Koerlin and Puamana C. Koerlin, as Trustees for The Koerlin Family Living Trust, Dated September 11, 2023**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Being Lot No. 6 on the Plan of Andrew Jackson Addition to Montague Park, of record in Book 547, pages 83-84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. ¶
> ¶
> Being the same property conveyed to Matthew M. Koerlin and wife, Puamana C. Koerlin by quitclaim deed from Coordination Plus, LLC, of record in Instrument No. 20081231-0123893 on December 22, 2008 and filed for record on December 31, 2008, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **360 Bluegrass Avenue, Madison, TN 37115.**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11th day of September, 2023.

Matthew M. Koerlin

Puamana C. Koerlin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew M. Koerlin and Puamana C. Koerlin**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of September, 2023.

[SEAL]

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **September 11, 2023**.

Affiant Signature

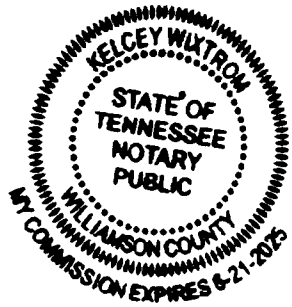
10.2.2023
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of October, 2023.

Notary's Signature



My Commission Expires: June 21, 2025