EXEMPT FROM TRANSFER TAX:

The True and Actual Consideration Paid for this Transfer, Stated in Terms of Dollars, is -0-.

Transfer to Present Owners' Revocable Trust who is the beneficiary of the Trust or back to original owner and is exempt under TCA 67-4-409(a)(3)(F).

No oath of value shall be required in any transaction that is exempt from tax. TCA 67-4-409(a)(5)

Karen Johnson Davidson County
Batch # 1131123 DEEDQC
05/06/2024 08:23:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240506-0032850

Prepared by parties to this instrument:
James Michael Coats and Gloria June Coats
4119 Mountain View
Hughson, CA 95326 (209) 595-0190

When recorded, mail this to:
JAMES MICHAEL COATS and
GLORIA JUNE COATS, TRUSTEES
4119 MOUNTAIN VIEW
HUGHSON, CA 95326

Owner/Person responsible for payment of taxes is, and mail tax statements to:
JAMES MICHAEL COATS and
GLORIA JUNE COATS, TRUSTEES
3614 BROOKWAY DRIVE
NASHVILLE, TENNESSEE 37207

QUITCLAIM DEED

GRANTORS, JAMES MICHAEL COATS and GLORIA JUNE COATS, husband and wife, whose mailing address is 4119 Mountain View, Hughson, CA 95326, of Stanislaus County in the State of California, the undersigned Grantors, for **NO CONSIDERATION**, do hereby remise, release and forever quitclaim to

GRANTEES, JAMES MICHAEL COATS and GLORIA JUNE COATS, as TRUSTEES of THE COATS FAMILY LIVING TRUST dated January 24, 2020, whose mailing address is 4119 Mountain View, Hughson, CA 95326,

all their interest in the following described real property in the County of **DAVIDSON**, State of **TENNESSEE**:

Being a certain private element unit situated within Davidson County, Tennessee, and further known as Unit 283, of Belle Arbor Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, (horizontal property regime with private elements), of record in Instrument No. 20171116-0117974; as corrected in Instrument No. 20171122-0119839; and as amended and supplemented in Instrument No. 20180105-0001817; Instrument No. 20190708-0066428; Instrument No. 20191112-0116482 (Ph 5B); Instrument No. 20200804-0085685; and in Instrument No. 20210303-0027665, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations

imposed upon and relating to the units, property, co-owners and tenants of Belle Arbor Townhomes, provided in said Declaration, as corrected, amended and supplemented, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as corrected, amended and supplemented, the PUD Boundary plan of record in Instrument No. 20191004-0101945 (Ph 5B), said Register's Office, is incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Map & Parcel 050 02 0A 283.00

The address of such real estate is commonly known as: 3614 Brookway Drive, Nashville, Tennessee

Being the same property previously identified as Map & Parcel 050-02-0A-283.00-CO, in that deed recorded September 11, 2023, Document No. 20230911-0071137, records of Davidson County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

IN WITNESS WHEREOF, Grantors have executed this deed this 30 day of April, 2024.

JAMES MICHAEL COATS

GLORIA JUNE COATS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Stanislaus

On 4-30-, 2024 before me, Ritu Bhuller, Notary Public (here insert name and title of officer), personally appeared JAMES MICHAEL COATS and GLORIA JUNE COATS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

Notary Public Seal

RITU BHULLER
COMM. # 2406903
NOTARY PUBLIC - CALIFORNIA
STANISLAUS COUNTY
COMM. EXPIRES JUNE 4, 2026