This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
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Karen Johnson Davidson County
Batch# 1222462 DEEDQC
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Fees: $22.00 Taxes: $0.00
20250102-0000188

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Michael W. Cothern and Donna M. Cothern 7428 Birdwell Road Joelton, TN 37080	Same	050-00-0-114.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Michael Cothern ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of his rights, title, and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Michael W. Cothern and wife, Donna M. Cothern, as tenants by the entirety, their heirs, successors and assigns. The real estate is described as follows:

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE, BEING MORE FULLY DESCRIBED ACCORDING TO A SURVEY DATED NOVEMBER 18, 1983 PREPARED BY RAGAN-SMITH-MURPHY & ASSOCIATES, INC. JOB NO. 83-054, AS FOLLOWS:

TO REACH THE BEGINNING FROM AN IRON PIN AT THE NORTHEAST CORNER OF C.A. WHEELER, JR., TAX MAP 50, PARCEL 100 ON THE WESTERLY RIGHT OF WAY LINE OF I-24, FOLLOW I-24, N 10 DEGREES 28' 02" W 514.65 FEET TO A CONCRETE MONUMENT; THENCE N 19 DEGREES 38' 27" W 1217.97 FEET TO A CONCRETE MONUMENT; THENCE N 26 DEGREES 36' 18" W, 402.26 FEET TO A CONCRETE MONUMENT; THENCE N 19 DEG 51' 52" W, 542.00 FEET TO AN IRON PIN,THE POINT OF BEGINNING; THENCE S 64 DEGREES 09' 51" W 692. 72 FEET TO A POINT IN THE CENTER OF A 50 FT PRIVATE DRIVE; THENCE NORTHWARDLY WITH THE CENTER OF SAID DRIVE AND A 478.33 FT RADIUS CURVE TO THE LEFT 84.33 FT, SAID CURVE HAS A CHORD BEARING AND A DISTANCE OF N 24 DEGREES 54' 32" W 84.22 FT; THENCE, N 29 DEGREES 57' 45" W 293.72 FT; THENCE, WITH A 778.15 RADIUS CURVE TO THE RIGHT 149.54 FT, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF N 24 DEGREES 27' 26" W 149.31 FT; THENCE N 18 DEGREES 57' 07" W 221.50 FT; THENCE, LEAVING SAID DRIVE N 71 DEGREES 02' 53" E 644.57 FT TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF I-24; THENCE, WITH SAID LINE S 0 DEGREES 31' 19" E 321.79 FT TO A CONCRETE MONUMENT; THENCE, S 56

DEGREES 21" 44" E 367.17 FT TO A CONCRETE MONUMENT; THENCE, S 19 DEGREES 51' 52." E 62.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES, MORE OR LESS.

Being the same property conveyed to Michael Cothern, a single man, from Mark Musgrove and Kim Musgrove, of record in Instrument No. 20170531-0053809, Register's Office for Davidson County, Tennessee, dated May 22, 2017, and recorded on May 31, 2017.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 20th day of December, 2024.

Affiant Michael Cothern

Notary Public Lisa C Woodruff My Commission Expires:



This is unimproved property known as 10 Acres, 0 Trail Hollow Lane, Whites Creek, Tennessee 37189.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 20th day of December, 2024.

Michael Cothern

Michael Cothern, Grantor

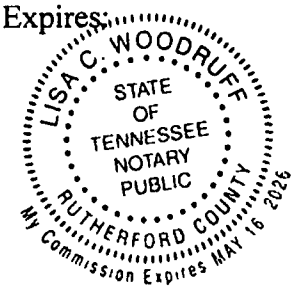
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Cothern, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of December, 2024.

Lisa C Woodruff
Notary Public

My Commission Expires:



Certificate of Authenticity

I, Sarah Arick, 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 December 20, 2024.

Date: 01/02/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on January 2, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027