This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1222464 DEEDQC
01/02/2025 11:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250102-0000190

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Cothern Tennessee Community Property Trust 7428 Birdwell Road Joelton, TN 37080	Same	041-00-0-123.00

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 W. Cothern and Donna Cothern, husband and wife ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title, and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Michael W. Cothern and Donna M. Cothern as Co-Trustees of the Cothern Tennessee Community Property Trust, its 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 set in the southeasterly boundary line of a tract of land conveyed to J. D. Southerland by deed as of record in book 2702, page 70, Register's Office for Davidson County, Tennessee, and also being the southwest corner of a tract of land conveyed to C. W. Cone, et us, by deed as of record in Book 1847, Page 522, said Register's Office, proceed: N 10° 46' 51" E 1125.85 feet to an iron pin; thence N 80° 42' 15" W 487.28 feet to an iron pin; thence, N 33° 51' 47" W 955.32 feet to an iron pin; thence, N 63° 11' 52" W 528.00 feet to an iron pin; thence, N 54° 14' 17" W 303.60 feet to an iron pin; thence, N 51° 37' 16" W 370.82 feet to an iron pin, the point of beginning; thence, N 9° 54' 20" E 594.26 feet to an iron pin; thence, N 47° 28' 12" E 30.00 feet to an iron pin; thence, N 78° 50' 57" E 1140.45 feet to a point in the center of a 50' private drive; thence, with the centerline of said drive southeasterly with a 190.00 foot radius curve to the left 104.61 feet, said curve has a chord bearing and distance of S 26° 55' 26" E 103.29 feet; thence, with a 1145.38 foot radius curve to the right 178.82 feet, said curve has a chord bearing and distance of S 38° 13' 23" E 178.64 feet; thence, leaving said drive S 67° 01' 27" W 1521.23 feet to the point of beginning and containing 12.35 acres, more or less.

Being the same property conveyed to Michael W. Cothern and Donna Cothern, husband and wife, from Ernie Midgett and wife, Ricki G. Midgett, of record in Instrument No. 20160606-0056707, Register's Office for Davidson County, Tennessee, dated May 13, 2016, and recorded on June 6, 2016.

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 W. Cothern

Notary Public Lisa C Woodruff My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MAY 16, 2026

This is unimproved property known as 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 W. Cothern
Michael W. Cothern, Grantor

Donna Cothern
Donna 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 W. Cothern and Donna Cothern, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they 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:

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires MAY 16, 2026

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