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# 1222466 DEEDQC
01/02/2025 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250102-0000192

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	014 00 0 163.00

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 wife, Donna M. Cothern, ("**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 the Co-Trustees of the Cothern Tennessee Community Property Trust, and its heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Sugar Ridge, Section "A", of record in Book 5200, page 599, Register's Office for said County to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael W. Cothern and wife, Donna M. Cothern, by Warranty Deed from Gilbert S. Merritt, Jr., unmarried, dated January 3, 1985 and of record in Book 6848, Page 30, Register's Office for Davidson County, Tennessee.

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(a)(1)(D), is $-0-.

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

Affiant

Notary Public

My Commission Expires:

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

This is improved property known as 7428 Birdwell Road, Joelton, TN 37080.

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 M. Cothern

Donna M. Cothern, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

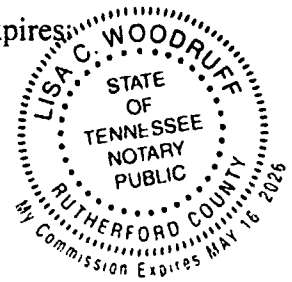
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Cothern, and Donna M. Cothern, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the 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:



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