Prepared by, and after recording return to:
Gordon Law Group, PLC
105 Westpark Drive., Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) ss

The actual consideration for this transfer is $1.00

Affiant

Subscribed and sworn before me on the 31st day of December, 2024.

Notary Public

My Commission Expires:

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Karen Johnson Davidson County
Batch# 1222944 DEEDQC
01/03/2025 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250103-0000461

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
THOMAS J. COFFEY, Trustee of the TJC Living Trust, dated December 31, 2024, and ASHLEY T. SIMPSON, Trustee of the ATS Living Trust, dated December 31, 2024 603 Westboro Drive, Nashville, TN 37209	**Same**	**090-16-0-103.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **THOMAS J. COFFEY**, an unmarried man, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim a fifty percent (50%) interest unto **THOMAS J. COFFEY, Trustee and his successors in trust of the TJC Living Trust, dated December 31, 2024**, and a fifty percent (50%) interest unto **ASHLEY T. SIMPSON, Trustee and her successors in trust of the ATS Living Trust, dated December 31, 2024,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 605A on the Plan of The Homes at 605 Westboro Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220817-0093423, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed to THOMAS J. COFFEY, dated May 29, 2023, and recorded in Instrument Number 20240603-0041355, Register of Deeds Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is an improved property located at 603 Westboro Drive, Nashville, TN 37209.

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 31st day of December, 2024.

THOMAS J. COFFEY, Grantor

State of Tennessee)
County of Davidson)

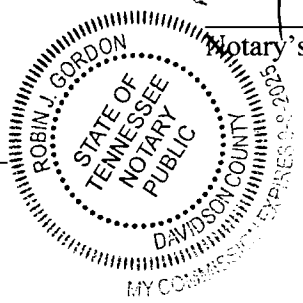
On this 31st day of December, 2024, before me personally appeared THOMAS J. COFFEY, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of December, 2024.

Notary's Signature

Seal

My commission expires: _____



Certificate of Authenticity

I, Robin Gordon, 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 exact copy of the original document executed and authenticated according to law on December 31, 2024.

Affiant Signature

12/31/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31st Day of December, 2024.

Notary Signature

My Commission Expires:_____
Notary Seal (if on paper)

BRANDY BAENEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028