This Instrument Prepared by.
Clements & Eubanks, PC
2494 N Mount Juliet Rd , Suite 100
Mount Juliet, TN 37122

From information furnished by the parties.

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

Karen Johnson
Batch # 1234712
02/06/2025 08 37 05 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250206-0008981

STATE OF TENNESSEE)
COUNTY OF WILSON)
Sworn to and subscribed before me
This 16th day of January, 2025.

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/28/2028
WILSON COUNTY

Bryson Eubanks, NOTARY PUBLIC
My Commission Expires. 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

QUITCLAIM DEED

ADDRESS OR NEW OWNERS	SEND TAX BILLS TO.	MAP AND PARCEL:
Eric Wayne Coffey and Angie Coffey, Trustee of the Coffey Family Trust, dated January 16, 2025,and any amendments thereto 5417 San Marcos Drive Nashville, TN 37220	Eric Wayne Coffee and Angie Coffey, Trustee of the Coffey Family Trust, dated January 16, 2025, and any amendments thereto 5417 San Marcos Drive Nashville, TN 37220	160 08 0 066.00

FOR NO MONETARY CONSIDERATION, We, **Eric Wayne Coffey and Angie Coffey**, by these presents do hereby quitclaim and convey all our right, title, and interest unto **Eric Wayne Coffey and Angie Coffey, Trustees of the Coffey Family Trust, dated January 16, 2025,** in and to the following tract or parcel of land situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, 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 to Eric Wayne Coffey and Angie Coffey, by Warranty Deed from Jonathan H. Griffin and Amanda E. Griffin, dated May 31, 2016, of record in Instrument No. 20160603-0056129, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to A) Instruments of record in Plat Book 3600, Page 89, Book 3836, Page 719, Book 7535, Page 994, Instrument Number 20081009-0102363, Register's Office for Davidson County, Tennessee

This is improved property known as 5417 San Marcos Drive, Nashville, TN 37220.

Witness by my hand this 16th day of January, 2025.

Eric Wayne Coffey

Angie Coffey

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 16th day of January, 2025, personally appeared before me, Eric Wayne Coffey and Angie Coffey, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that they executed the same by their own free act and deed

Witness by my hand and official seal

Bryson Eubanks, NOTARY PUBLIC
My Commission Expires: 10/28/2028

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY