QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-25666697

Karen Johnson Davidson County
Batch# 1268987 DEEDQC
05/05/2025 01:59:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250505-0034880

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Thomas J. Coffey**
Address of New Owner(s): **603 Westboro Drive, Nashville, TN 37209**

Property ID NUMBER: 090 16 2D 001.00

THIS INDENTURE, made and entered into this 11th day of April, 2025, by and between **Thomas J. Coffey, Trustee and his successors in trust of the TJC Living Trust, dated December 31, 2024, a fifty percent interest, 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,** party of the first part ("Grantor"), and **Thomas J. Coffey, a single Man,** party of the second part ("Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

For Information Purposes Only:

Being the same property conveyed to Thomas J. Coffey, Trustee and his successors in trust of the TJC Living Trust, dated December 31, 2024, a fifty percent interest, 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, by deed dated December 31, 2024 of record in Deed Instrument/Case No. 20250103-0000461, in the County Clerk's Office

TMS: 090 16 2D 001.00

Property Address: 603 Westboro Drive, Nashville, TN 37209

This conveyance is subject to 2025 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74644662 QC101 01 0105

WITNESS the signature of the said party of the first part the day and year first above written.

Thomas J. Coffey, Trustee

Thomas J. Coffey, Trustee of the TJC Living Trust, dated December 31, 2024

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 11th day of April, 2025, before me personally appeared Thomas J. Coffey, Trustee of the TJC Living Trust, dated December 31, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 11th day of April, 2025.

Signature of Notary Public

Laura Scherr

LAURA SCHERR
STATE OF TENNESSEE
NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires 06-30-2026

WITNESS the signature of the said party of the first part the day and year first above written.

Ashley T. Simpson, Trustee

Ashley T. Simpson, Trustee of the ATS Living Trust, dated December 31, 2024

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 11th day of April, 2025, before me personally appeared Ashley T. Simpson, Trustee of the ATS Living Trust, dated December 31, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 11th day of April, 2025.

Laura Scherr

Signature of Notary Public

LAURA SCHERR
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires 06-30-2026

MCD 74644662 QC10 01 0105

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$638,300.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 67-4-409. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 67-4-409(1)(C)(viii)**

Affiant Thomas J. Coffey, ~~Trustee~~ LS

State of Tennessee
County of Davidson
Subscribed and sworn to before me this 11th day of April 2025, Thomas J. Coffey

Notary Public Signature Laura Scherr
My commission expires: 06/30/2026

LAURA SCHERR
STATE OF TENNESSEE
NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires 06-30-2026

Tennessee Certification of Electronic Document

MCD 74844692 OC101 01 0 05

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 090 16 2D 001.00

Land situated in the County of Davidson in the State of TN

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.

Commonly known as: 603 Westboro Dr, Nashville, TN 37209-1745

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Thomas J. Coffey, Trustee and his successors in trust of the TJC Living Trust, dated December 31, 2024, a fifty percent interest, 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, by deed dated December 31, 2024 of record in Deed Instrument/Case No. 20250103-0000461, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 4/11/2025 (date of document).

Affiant Signature

Apr 16, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 16 day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE