Karen Johnson Davidson County
Batch# 1275715 DEEDQC
05/20/2025 11:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250520-0039662

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2025.

Notary Public

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.06.2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Philip Gerlach Coogan and Alice Clark Coogan, Trustees 3601 Hampton Avenue Nashville, Tennessee 37215	SAME	117 02 0 129.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Philip Gerlach Coogan and Alice Clark Coogan**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Philip Gerlach Coogan and Alice Clark Coogan, Trustees of the Philip & Alice Coogan Living Trust, established by the Revocable Trust Agreement of Philip Gerlach Coogan and Alice Clark Coogan dated April 30, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 30th day of April, 2025.

Philip Gerlach Coogan

Alice Clark Coogan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Gerlach Coogan and Alice Clark Coogan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30th day of April, 2025.

My Commission Expires: _____

JEFFREY DOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 3, Block 8, on the Plan of a Development of Stokes Tract, of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip Coogan and wife, Alice Coogan, by deed from Carol Gene Gerlach, of record as Instrument No. 200231013-0080213, Register's Office for Davidson County, Tennessee.

Phillip Gerlach Coogan and Philip Coogan are one and the same person. Alice Clark Coogan and Alice Coogan are one and the same person.

This is improved property known as 2307 Sterling Road, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 April 30, 2025.

May 20, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of May, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

