Karen Johnson Davidson County
Batch# 1275788 DEEDQC
05/20/2025 02:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250520-0039754

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:

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 05 0 068.00

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 wife, 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, Philip Gerlach Coogan and Alice Clark Coogan, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

Notary Public

EXHIBIT A

Legal Description

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

BEING Lot No. 1 on the Plan of Resubdivision of The Henry Sperry Subdivision of Lot 12 and Eastern part of Lot 13, of record in Plat Book 4470, page 164, 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 Philip G. Coogan and wife, Alice C. Coogan, by deed from Rebecca L. Borwn and husband, Robert K. Rasmussen, of record as Instrument No. 20080828-0088405, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 3601 Hampton Avenue, 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)

