Karen Johnson Davidson County
Batch# 1288974 DEEDQC
06/23/2025 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250623-0049230

This Document Prepared By:
ALLEN CHRISTIE
Attorney at Law
The Life and Legacy Law Center PLLC
1529 Hunt Club Blvd. #100
Gallatin, Tennessee 37066
(615) 257-1055

After Recording, Return and Mail Tax Statements To:
Michael A. Cochran and Jodi Humble Cochran
Mailing address
848 Newton Lane, Gallatin, TN 37066

STATE OF TENNESSEE COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me this 18th day of June, 2025

Notary Public:

My Commission Expires : 08/19/2025

RACHEL CHRISTIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires: 08/19/2025

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, MICHAEL ALAN COCHRAN a married man, the GRANTOR,

Whose mailing address is 848 Newton Lane, Gallatin, TN 37066;

hereby conveys his interest and quitclaim to

MICHAEL A. COCHRAN and JODI HUMBLE COCHRAN, a married couple as tenancy by the entireties the GRANTEES,

Whose mailing address is 848 Newton Lane, Gallatin, TN 37066;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the easterly margin of Old Hickory Boulevard, said point in the southern boundary line of the property conveyed to Joe W. Collier, et al., of record in Book 3571 , Page 89, Register's Office for said County, thence South 88 degrees 30 minutes East 627 feet to point in the northwesterly margin of a 60-foot roadway as shown on said survey thence with the same, South 48 degrees 30 minutes West 718 feet to the easterly margin of Old Hickory Boulevard, thence with the same around a slight curve having radius of 1928 feet, northwesterly 446.7 feet and continuing with the same, north 4 degrees 05 minutes West 67.3 feet to the beginning, containing 3.7 Acres more or less.

BEING THE SAME PREMISES conveyed to Grantors by: Quitclaim Deed from William G. Cochran, dated May 10, 2013, filed July 29, 2015, of record Instrument Number 20150729-0074886, in the Register's Office for Davidson County, Tennessee.

More commonly known as: 4530 Old Hickory Blvd, Nashville, TN 37218.

Assessor's Parcel Number: Map & Parcel 78-27

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Signed on: June 18, 2025

Michael Alan Cochran

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, Michael Alan Cochran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 18th day of June, 2025.

Rachel Christie, Notary Public

My commission expires: August 19, 2025

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires: 08/19/2025

The
Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 June 18th, 2025

Affiant Signature

6/18/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th, day of June 2025.

Rachel Christie
Notary's Signature

MY COMMISSION EXPIRES: 8/19/2025
Notary's Seal (if on paper)

RACHEL CHRISTIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires: 08/19/2025