THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1320971 DEEDQC
09/11/2025 10 08 28 AM 2 pgs
Fees $12 00 Taxes $0 00

20250911-0072617

QUITCLAIM DEED

FROM: JUDY ANN COTHRAN, Grantor

TO: WILLIAM BLAKE COTHRAN, Grantee

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
William Blake Cothran	New Owner	11912007200
2032 Delaware Drive		
Nolensville, TN 37135		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Judy Ann Cothran
AFFIANT

Subscribed and sworn to before me this 2nd day of September, 2025.

Heather Morrison
NOTARY PUBLIC

My Commission Expires: 1/30/29

HEATHER MORRISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029

In consideration of One Dollar ($1.00), and other good and valuable consideration, JUDY ANN COTHRAN, an unmarried woman (hereinafter the "Grantor"), hereby quitclaims and conveys all of Grantor's right, title and interest in and to the hereinafter described property to WILLIAM BLAKE COTHRAN, an unmarried man, (hereinafter the "Grantee"). Said property is a certain parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Battlewood, Section 1, as of record in Book 1835, Page 31, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 53 fronts 100.54 feet on the southerly side of Drummond Drive and runs back between lines measuring 128 feet on the easterly side and 164.71 feet on the westerly side to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Terrell Eugene Cothran and Judy Ann Cothran by Quitclaim Deed from Rachel S. Barrett and husband, M. L. Barrett, dated December 31, 1984, of record in Book 6464, Page 412, in the Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to Judy Ann Cothran by Quitclaim Deed from Terrell Eugene Cothran, dated April 17, 2006, of record as Instrument No. 20060417-0043353, in the Register's Office for Davidson County, Tennessee

This is improved property commonly known as: 719 Drummond Drive, Nashville, TN 37211.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by Grantor and Grantee.

IN WITNESS WHEREOF, the said Grantor has hereunto set her signature to be effective as of the 2nd day of September, 2025.

GRANTOR:

JUDY ANN COTHRAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared JUDY ANN COTHRAN, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, TN, this 2nd day of September, 2025.

Notary Public

My Commission Expires: 1/30/29

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029