Karen Johnson Davidson County
Batch# 1338865 DEEDQC
10/28/2025 08:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251028-0085473

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 21st day of October, 2025. Notary Public My Commission Expires: 06/28/2028 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

VANESSA DOLBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2028

QUITCLAIM DEED

THIS INDENTURE, made this 21st day of October, 2025, among:

WILLIAM SHEA COE AND WENDI J. COE, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WENDI J. COE AND WILLIAM SHEA COE, TRUSTEES OF THE WILLIAM SHEA COE AND WENDI J. COE FAMILY TRUST DATED OCTOBER 21, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of the Subdivision of the McPherson Lane, as of record in Book 3500, Page 40 Register's Office for said County. Said Lot No. 2 fronts 85 feet on the Southerly aide of Antioch Pike and extends back 453 feet on the Easterly line and 446.2 feet on the Westerly line, to the Northerly right-of-way line of the L. & N. R. R. property, measuring 125 feet thereon.

Being the same property conveyed to William Shea Coe and Wendi J. Coe, Husband and Wife by Warranty Deed from Vanessa R. Bright, a single woman dated October 20, 2020, and recorded October 28, 2020, at Instrument No. 20201028-0124684, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1015 Antioch Pike, Nashville, Tennessee 37211-3001.

THIS DEED has been prepared solely upon information furnished by **William Shea Coe and Wendi J. Coe.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the

information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

William Shea Coe

WILLIAM SHEA COE

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **William Shea Coe**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2025.

Vanessa Dolberry Notary Public
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

WENDI J. COE

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Wendi J. Coe**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of October, 2025.

Vanessa Dolberry, Notary Public
My Commission Expires: 06/26/2028

Owner Name & Property Address:

Wendi J. Coe and William Shea Coe, Trustees
William Shea Coe and Wendi J. Coe Family Trust
dated October 21, 2025
1015 Antioch Pike
Nashville, Tennessee 37211-3001

Responsible Party For Taxes:

Colten Mortgage
6021 S. Syracuse Way, Ste 104
Greenwood Village, CO 80111

Tax Map and Parcel: 133-00-0-042.01

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Certificate of Authenticity

I, Trent Linville, 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 10/21/2025.

Date

Affiant Signature

10/21/2025
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 21 day of October, 20 25.

Notary's Signature

My Commission Expires: 04-22-26
Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY