Karen Johnson Davidson County
Batch# 1338866 DEEDQC
10/28/2025 08:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251028-0085474

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.

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

Notary Public
My Commission Expires: 06/24/2028

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

QUITCLAIM DEED

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

WILLIAM S. 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. 216 on the Plan of Crieve Hall Estates, Section Two, as of record in Book 2133, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to William S. Coe and Wendi J. Coe, husband and wife by Warranty Deed from Byrd Baggett, III and Jeanne Baggett, husband and wife dated June 9, 2023, and recorded June 13, 2023, at Instrument No. 20230613-0044900, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 505 Barrywood Drive, Nashville, TN 37220.

THIS DEED has been prepared solely upon information furnished by **William S. 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 S Coe

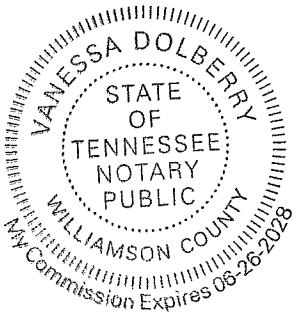
WILLIAM S. COE

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 S. 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



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

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
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
505 Barrywood Drive
Nashville, TN 37220

Responsible Party For Taxes:

All Western Mortgage, Inc.
8345 West Sunset Rd., Ste 380
Las Vegas, NV 89113

Tax Map and Parcel: 146-12-0-112.00

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, 2025.

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