Karen Johnson
Batch # 1391446
03/11/2026 10:26:07 AM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20260311-0019333

RECORDING REQUESTED BY:
Marcus A. Coffee

INSTRUMENT PREPARED BY:
Marilyn M. Coffee
557 JUDD DR
NASHVILLE, Tennessee 37218

(Above reserved for official use only)

RETURN DEED TO:
Marcus A. Coffee
557 Judd Dr
Nashville, Tennessee 37218

SEND TAX STATEMENTS TO: (New Owner)
Marcus A. Coffee
557 Judd Dr
Nashville, Tennessee 37218

Marilyn M. Coffee
557 JUDD DR
NASHVILLE, Tennessee 37218

Prior Instrument Reference: of the Recorder of Davidson County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of March 5, 2026, by and between the **"Grantor,"**

Marilyn M. Coffee, an unmarried individual residing at 557 JUDD DR, NASHVILLE, Tennessee 37218

AND the **"Grantees,"**

Marcus A. Coffee, a married individual residing at 557 Judd Dr, Nashville, Tennessee 37218

Marilyn M. Coffee, an unmarried individual residing at 557 JUDD DR, NASHVILLE, Tennessee 37218

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein:

Property Address: 557 Judd Dr., Nashville, Tennessee 37218

Legal description(s) attached separately. (Exhibit A)

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on 3/10/2026 (date).

Grantor (or authorized agent)

x Marilyn M. Coffee

Print Name: Marilyn M. Coffee

NOTARY ACKNOWLEDGMENT

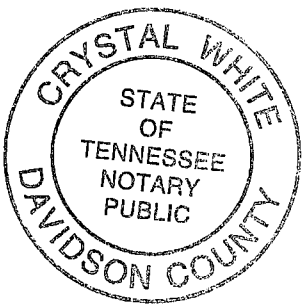
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/10/2020 before me, Crystal White, [___ personally appeared] [___ personally appeared by audio-video communication] **Marilyn M. Coffee**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 05/08/2028

Notary Public, Tennessee



(Exhibit A)

QUITCLAIM DEED BOOK 8686 PAGE 18

FROM: Gloria Coffee Barker, Jacqueline Coffee, and Donald Coffee

TO: Marilyn M. Coffee

This instrument was prepared by:
L. R. DeMarco
Rutherford, DeMarco & White
Suite 400, Washington Square
214 Second Avenue North
Nashville, TN 37201-1602

Address of New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Marilyn M. Coffee 557 Judd Drive Nashville, TN 37218	Metropolitan Mortgage Fund, Inc. 500 Montgomery Street Alexandria, VA 22314	Map 58-11 Par 184 Lease Number 130A-56632

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 5,500.00 .

9654 0772B 01/01 03:CHECK 33.35

Marilyn M. Coffee
Affiant

Subscribed to and sworn before me this the 22nd day of July, 1992.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 22, 1993

We hereby quitclaim to MARILYN M. COFFEE all our interest in the following land:

LAND in Davidson County, Tennessee, being Lot No. 109 on the Plan of Royal Hills, Section 3, as of record in Book 4860, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Sue B. Coffee and Marilyn M. Coffee by deed from Construction Properties, Inc., of record in Book 5629, Page 721, Register's Office for Davidson County, Tennessee.

31181

IDENTIF. REFERENCE

JUL 28 1 37 PM '92

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN

Oath of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being the _____ Grantee _____ Grantee's Agent _____ Trustee acting for Grantee, hereby states under oath that the actual consideration paid for the transfer of the real property described in this instrument is $ Ø.

This is a Quit Claim Deed, and pursuant to Tennessee law, the transfer tax is based solely on the actual consideration stated above.

Affiant understands that the making of any false statement known to be false respecting the consideration or value of the property transferred is punishable as perjury.

Signature: Marilyn M. Coffee
Printed Name: Marilyn M. Coffee
Date: 3-10-2026

On 03/10/2026 before me, Crystal White, [___ personally appeared] [___ personally appeared by audio-video communication] Marilyn M. Coffee, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 05/08/2028

Notary Public, Tennessee

CRYSTAL WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY