Karen Johnson Davidson County
Batch # 1395092 DEEDQC
03/19/2026 11:12:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260319-0021950

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#
ROBERT J. COFFEY, JR. and MARIE R. GRIFFIN, Co-Trustees 1809 Laurel Ridge Dr. Nashville, TN 37215	SAME	14506000700

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, ROBERT J. COFFEY, JR. and MARIE R. GRIFFIN, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto ROBERT J. COFFEY, JR. and MARIE R. GRIFFIN, CO-TRUSTEES OF THE COFFEY TENNESSEE COMMUNITY PROPERTY REVOCABLE TRUST dated March 19, 2026, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 16 day of March, 2026.

ROBERT J. COFFEY, JR.

MARIE R. GRIFFIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me personally appeared ROBERT J. COFFEY, JR. and MARIE R. GRIFFIN, the within named bargainers, 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, this 19th day of March, 2026.

NOTARY PUBLIC

My Commission Expires:

5/8/29

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Laurel Ridge, Section 3, of record in Book 3600, page 9, Register's Office for said County, Tennessee.

Said Lot 22 fronts 161 feet on the northeasterly side of Laurel Ridge Drive and extends back 261.4 feet on the northwesterly line and 301.9 feet on the southeasterly line to a dead line, which is broken line, measuring 285 feet thereon, containing 1.43 acres, more or less.

Being the same property conveyed to Robert J. Coffey, Jr. and Marie R. Griffin by Warranty Deed of record in Book 11027, page 264, R.O.D.C.

This improved property is known as 1809 Laurel Ridge Dr., Nashville, Davidson County, TN 37215.