Karen Johnson Davidson County
Batch# 1476714 DEEDQC
09/23/2026 01:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260923-0088321

QUITCLAIM DEED

State of Tennessee
County of Davidson

The actual consideration for this transfer is **$-0.00-**.

Anna Michelle Pancake
Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2026.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 11/19/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dena M. Coke	**OWNERS**	**172-08-0-059.00**
425 Kinhawk Court		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dena M. Coke, surviving tenant by the entireties among Dena M. Coke and her late husband, Charles Minor Coke, but reserving a life estate for the lifetime of Dena M. Coke

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Dena M. Coke, as the holder and owner of a life estate interest for and during the life of Dena M. Coke, and Anna Michelle Pancake, as the holder and owner of the fee simple remainder interest

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTORS' INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section 2, Forest Acres Estates, as of record in Book 4175, page 128, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to Charles Minor Coke and wife, Dena M. Coke, by deed from Willie K. Davis, Trustee, of record in Book 4663, page 343, Register's Office for Davidson County, Tennessee. Charles Minor Coke died on June 13, 2003, and property is now vested in Dena M. Coke, as surviving tenant by the entireties.

This conveyance is made subject to restrictive covenants of record in Book 4424, page 976, said Register's Office, and the Plan of record in Book 4175, page 128, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

This conveyance is subject to, and the Grantor specifically retains unto herself, a life estate in and to the property hereby conveyed, said life estate to continue for and during the natural life of the Grantor. The Grantee is hereby granted all rights and interests in said property, including all remainder interests resulting from the said life estate, excluding only the said life estate retained by the Grantor.

THIS instrument has been prepared by the firm of Attorneys Title Company, Inc., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

This is improved property, known as **425 Kinhawk Court, Nashville, TN 37211**

Witness my/our hand(s) this 23rd day of September, 2026.

Dena M. Coke

Dena M. Coke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dena M. Coke,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2026.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/19/28

I, Christy Tesch, 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 23th day of September, 2026.

Date: 23th day of September, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23th day of September, 2026.



Notary Public
My commission expires: 5/12/2030