Prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
from information provided by the parties
without the benefit of a title examination.
The preparer makes no warranties
as to the status of the title.
2017030006A

BILL GARRETT, Davidson County
Trans:T20170033286 DEEDQC
Recvd: 04/20/17 10:38 2 pgs
Fees:12.00 Taxes:0.00
20170420-0038791

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $ 0.00.

Sworn to and subscribed before me this
18th day of April, 2017.

Affiant

Notary Public

MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

QUITCLAIM DEED

Name and Address of New Owner:
James C. Cobb
1090 Blue Heron Rd.
Nashville, TN 37221

Send Tax Bills To
New Owner

Map and Parcel Number
091-06-4E-001.00

For and in consideration of Zero Dollars ($0.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mary E. Cobb, a single woman and Cobb Commercial Properties, LLC-Series 3, a Tennessee Limited Liability Company,** hereby quitclaim unto **James C. Cobb, married,** his/her/their heirs and assigns, all my right, title and interest in and to the real property situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1, 1101 57th Ave. Cottages, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1101 57th Ave. Cottages, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161031-0114853, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to James H. Cobb and wife, Mary E. Cobb by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8563, page 130, Register's Office for Davidson County, Tennessee, dated February 27, 1992 and recorded on March 2, 1992.

James H. Cobb aka James C. Cobb and Mary E. Cobb having since divorced with both retaining a one-half (1/2) interest in subject property. James Hershel Cobb conveys his one-half (1/2) interest, tenant in common by Quitclaim Deed to Cobb Commercial Properties, LLC-Series 3, a Tennessee limited liability company of record in Instrument No. 20080214-0015031, Register's Office for Davidson County, Tennessee, dated February 14, 2008 and recorded on February 14, 2008.

This is improved property known as **1101A 57th Avenue North Nashville, TN 37209.**

This conveyance is subject to all zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

In witness whereof, I have hereunto set my hand this 18th day of April, 2017.

Mary E. Cobb

Mary E. Cobb

Cobb Commercial Properties, LLC, Series 3, a Tennessee Limited Liability Company

James C. Cobb CEC

James C. Cobb, Chief Executive Officer

State of Tennessee
County of Williamson

Before me personally appeared Mary E. Cobb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of April, 2017.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared James C. Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Chief Executive Officer of Cobb Commercial Properties, LLC, Series 3, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 18th day of April, 2017.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019