Prepared By and Return to:

Amy Cross Nance
103 Forrest Crossing Blvd. Suite 200
Franklin, Tennessee 37064
(615) 794-5644

Bill Garrett Davidson County
Batch# 34940 DEEDQC
12/07/2017 04:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171207-0125226

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2017

Notary Public
My Commission Expires: 2/25/17

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number:
James C. Cobb 1090 Blue Heron Rd Nashville TN 37221	Same	091 09 0 051.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship, James C. Cobb and James H. Cobb hereby convey, remise, release and quitclaim unto Amy Cross Nance, Trustee, her successors and assigns, the following described tract of land in Davidson County, Tennessee:

Tract No. 2 Being Lot No. 1 on the Map of the division of the westerly 230 feet of the East one-half of Lot No. 1 on the Map of B. F. Cockrill Farm as of record in Book 332 Page 58 Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the south margin of Robertson Avenue, Being 120 feet west of the west margin of Nall Avenue and being the southwest corner of the P.W. Smith Lot; thence with the Smith West Line, Southerly 325 feet to an iron pin; thence westerly 57.5 feet to an iron pin at the corner of Lots No. 1 and 2; thence with the line between said lots northerly 325 feet to an iron pin in the south margin of Robertson Avenue; thence with the margin of the same easterly 57.5 feet to the beginning.

Being the same property conveyed to James C. Cobb and James H. Cobb by deed from HSBC Bank USA of record in Instrument No. 20091113-0104784 Register's Office for Davidson County, Tennessee.

This is improved property located at: 6213 Robertson Ave, Nashville, TN 37209

And now, I, the said Amy Cross Nance, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever

quitclaim unto James C. Cobb and James H. Cobb as joint tenants with right of survivorship_, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 7th day of December, 2017.

James C. Cobb

James H. Cobb

Amy Cross Nance
TRUSTEE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Cobb and James H. Cobb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of December, 2017.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nance, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed he within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tennessee, this 7th day of December, 2017.

Notary Public

My commission expires 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 1/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY