Karen Johnson Davidson County
Batch# 279955 DEEDQC
09/03/2019 03:15:07 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190903-0088726

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE
MUSIC CITY ESTATE LAW 1650 MURFREESBORO ROAD SUITE 208 FRANKLIN, TN 37067 (615) 628-7775  	COUNTY OF DAVIDSON) The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust. Affiant Subscribed and sworn to before me, this 21st day of August 2019 Notary public My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
James C. Cobb and Hope R. Cobb 1090 Blue Heron Road Nashville, TN 37221	James C. Cobb and Hope R. Cobb 1090 Blue Heron Road Nashville, TN 37221	091 09 0 051.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, James C. Cobb, Grantor, does hereby quitclaim, transfer and convey unto James C. Cobb and Hope R. Cobb, Trustees of the James and Hope Cobb Living Trust dated August 21, 2019, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

Being the same property conveyed to James C. Cobb and James H. Cobb, as joint tenants with right of survivorship, from Amy Cross Nance, Trustee, by Quitclaim Deed dated December 7, 2017, and recorded on December 7, 2017 as Document No. 20171207-0125226, Registers Office for Davidson County, Tennessee. Upon the death of James H. Cobb on June 15, 2018, James C. Cobb became the sole owner of said property.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 6213 Robertson Avenue, Nashville, Tennessee 37209

Witness my hand this 21st day of August 2019.

James C. Cobb, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, James C. Cobb, 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, at office, this day, August 21, 2019.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Justin Gilbert, Notary Public
My commission expires: July 11, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

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.