PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

Karen Johnson Davidson County
Batch# 314620 DEEDQC
11/12/2019 02:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191112-0116592

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

James C. Cobb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2019.

Tonya Johnson
Notary Public
My Commission Expires: 01/24/23

TONYA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jan. 24, 2023

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Cobb Commercial Properties, LLC **1090 Blue Heron Rd.** **Nashville, TN 37221**	**Same**	**103-02-0 055.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Beverly Montez Gary, Karen Michelle Blair, and James Christopher Cobb, heirs of James Hershel Cobb, and James Christopher Cobb have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Cobb Commercial Properties, LLC, - Series 7, a Tennessee liability company, its successors and/or assigns, their entire right, title and interest in and to a certain tract of land in - Davidson County, Tennessee, described as follows:

Being Lot No. 20 on the Plan of C. C. Vernon's Farm Subdivision, of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee, being Lot No. 2 on an unregistered plan of a subdivision of said Lot No. 20 made by W. B. Southgate, Surveyor, May 30, 1929, described as follows:

Beginning on the westerly margin, Orlando Avenue, at a point 110 feet north of the northerly margin of Burgie Street; thence at right angles westwardly 130; thence northwardly and parallel with the westerly margin of Orlando Avenue 50 feet; thence eastwardly 130 feet to the westerly margin of Orlando Avenue; thence with said Avenue southwardly 30 feet to the beginning.

Being the same property conveyed to James Hershel Cobb and James Christopher Cobb, by Quitclaim Deed from Cobb Commercial Properties – Series 7, of record in Instrument No. 20130201-0010782, Register's Office for Davidson County, Tennessee. James Hershel Cobb died testate on June 15, 2018, devising his 50% undivided interest to James Christopher Cobb, Beverly Montez Gary, and Karen Michelle Blair, under the Last Will and Testament of James H. Cobb and has been duly probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), No. 19P159.

This is improved property known as 205 Orlando Avenue, Nashville, Tennessee 37209.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 29th day of October, 2019.

James Christopher Cobb

Beverly Montez Gary

Karen Michelle Blair

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 Christopher 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 Brentwood, Tennessee, this 29th day of October 2019.

Notary Public

TONYA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jan. 24, 2023

My Commission expires 01/24/23

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 Beverly Montez Gary 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 12th day of November October 2019.

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

My Commission expires 03/31/21

This is improved property known as 205 Orlando Avenue, Nashville, Tennessee 37209.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this _____day of October, 2019.

_____
James Christopher Cobb

_____
Beverly Montez Gary

Karen Michelle Blair
Karen Michelle Blair

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Christopher 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 _____, Tennessee, this _____ day of October 2019.

_____
Notary Public

My Commission expires_____

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Montez Gary 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 _____, Tennessee, this _____ day of October 2019.

_____
Notary Public

My Commission expires_____
STATE OF Alabama
COUNTY OF Etowah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Michelle Blair 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 Rainbow City, Alabama, this 30 day of October 2019.

Notary Public

My Commission expires 01/08/2022

ANTHONY R. GRAY NOTARY PUBLIC ALABAMA STATE AT LARGE

I Emily Hobby 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 Emily Hobby, 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 the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of March, 2018.

Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY