THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

Karen Johnson Davidson County
Batch# 691679 **DEEDQC**
08/06/2021 08:20:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210806-0105839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$~~135,000.00~~ 0.00

CHRISTOPHER RYAN COTTEN, AFFIANT

Subscribed and sworn to before me, this 30 day of July 2021.

NOTARY PUBLIC
My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
HANNAH LOUISE COTTEN 803 North 2nd Street Nashville, TN 37207	New Owner	Map & Parcel No.: 08207005100

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on July 13, 2021, in the Third Circuit Court for Davidson County, Tennessee, in the case of Christopher Ryan Cotten v. Hannah Louise Cotten, Docket Number 21D100, **CHRISTOPHER RYAN COTTEN AND HANNAH LOUISE COTTEN** ("Grantors") by these presents do transfer, quitclaim, and convey unto the said **HANNAH LOUISE COTTEN, an umarried person** ("Grantee"), her heirs, successors, and assigns, all right, title and interest in and to a certain tract or parcel of land in the County of Davidson State of Tennessee, identified below:

This is improved property known as 803 North 2nd Street, Nashville, TN 37207, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 108, on the Plan of Dr. V.S. Lindsley's Addition of East Nashville, of record in Book 57, Page 25, Register's Office for said County, to which plan reference is hereby made for a more particular description.
>
> Being the same property conveyed to Noteable Choices, LLC and George Basch and wife, Bianca Basch, as joint tenants with rights of survivorship and George Basch and

Bianca Basch by deed from CB Investments, LLC dated 06/25/2004, recorded 07/06/2024, in Instrument No. 20040706-0079758, Register's Office for Davidson County, Tennessee.

The previous and last conveyance being a warranty deed from Notable Choices, LLC, and George Basch and Bianca Basch to Hannah L. Cotten and husband, Christopher R. Cotten, of record in Instrument No. 20071113-0132893, Register's Office for Davidson County, Tennessee.

This is improved property known as 803 North 2nd Street, Nashville, TN 37207.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 30 day of July 2021.

Christopher Ryan Cotten, Grantor

Hannah Louise Cotten, Grantor/Grantee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **CHRISTOPHER RYAN COTTEN**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of July 2021.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **HANNAH LOUISE COTTEN**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of July 2021.

Shanae McFerrin
Notary Public

My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025