Karen Johnson Davidson County
Batch# 960303 DEEDQC
01/11/2023 01:55:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230111-0002461

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
SunTrust Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Patrick Cochrane, Trustee of Patrick Cochrane Trust and Kathleen C. Martin, Trustee of Kathleen C. Martin Trust 7315 Weston Way Nashville, TN 37221	Same as Owner	142-10-A-8CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Julie Shantz as Trustee of The Margaret Ann Cochrane Revocable Trust**, by these presents does hereby quitclaim and convey unto the **Patrick Cochrane Trust, U/A Dtd. September 14, 2016**, and **Kathleen C. Cochrane Trust, U/A Dtd. September 14, 2016**, as tenants in common, all right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 4B on the Plan of Weston Way, Condominiums, Phase 2, amended, as shown on Exhibit C to the Amendment to Master Deed for Horizontal Property Regime Weston Way, Phase II and Addition of New Units, of record in Book

6370, page 577, and subject to all covenants and conditions of the Master Deed of record in Book 5935, page 677, as amended in Book 6370, page 577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for exact location of unit.

Being the same property conveyed to Julie Shantz as Trustee of The Margaret Ann Cochrane Revocable Trust, by Deed dated the 14th day of September, 2016, from Margaret A. Cochrane, of record in the Register's Office for Davidson County, Tennessee, Instrument 20161011-0107223.

This is improved property known as 7315 Weston Way, Nashville, Davidson County, Tennessee 37221.

WITNESS my hand this 21 day of December, 2022.

Julie Shantz

Julie Shantz, as Trustee

STATE OF TEXAS)
)
COUNTY OF Travis)

Personally appeared before me, Alejandra Mendoza, a Notary Public in and for said State and County, **Julie Shantz**, as Trustee, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of December, 2022.

Alejandra Mendoza
Notary Public

ALEJANDRA MENDOZA
Notary ID #132232760
My Commission Expires
October 30, 2023

My Commission Expires: October 30, 2023

STATE OF Texas)
COUNTY OF Travis)

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(G).

Julie Shantz

Julie Shantz

Subscribed and sworn to before me this 21st day of December, 2022.

Alejandra Mendoza

Notary Public

My Commission Expires: October 30,2023

ALEJANDRA MENDOZA
Notary ID #132232760
My Commission Expires
October 30, 2023

1108900.015. Deed – Davidson Co (2022)