DOCUMENT PREPARED BY:
BRIDENBAUGH LAW FIRM
Jerry A. Bridenbaugh, Attorney
P.O. Box 254
Culleoka, TN 38451

SEND TAX BILLS TO:
Larry Cox
441 Beaucamp Circle
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1004312 DEEDQC
05/17/2023 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $296.00
20230517-0037001

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between, **Sarah Vollmer Hobbs,** GRANTOR, which expression shall include heirs, assigns and personal representatives, and **Larry Cox**, GRANTEE, which expression shall include heirs, assigns and personal representatives.

This instrument is intended to convey any and all interest held by Grantor in the property described herein and establish fee simple interest solely in Grantee.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, GRANTOR conveys and quitclaims unto GRANTEE all of her rights, title, and interests in and to the following described property:

> A certain condominium apartment located in Davidson County, Tennessee, being Unit No. F-4, in a Horizontal Property Regime shown on the Plan of Phase Two, Harpeth Glen Condominium Apartments, of record in Plat Book 4460, Page 99, Register's Office for Davidson County, Tennessee, and further being shown on the Site Plan attached as Exhibit "A" to the First Amendment to Master Deed of Record in Book 4630, page 508, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Larry Cox by Judicial Foreclosure Deed from Scott D. Weiss, Attorney for Harpeth Glen by Order from the Chancery Court for Davidson County, Tennessee, Case No. 22-0682-III, Harpeth Glen Homeowners Association, Inc., dated December 28, 2022 and filed of record December 29, 2022 in Instrument No. 20221229-0133534, Register's Office for Davidson County, Tennessee (for value or consideration of $19,200.00).
>
> Being the same property conveyed to Sarah Vollmer Hobbs from Davis H. Carr, Rachel Vollmer Arauz, and Sarah Vollmer Hobbs, Co-Executors of the Estate of Martha Cash Carr, by Executor's Deed dated August 24,

2015, of record in Instrument No. 20150827-0086925, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in the Master Deed and By-Laws establishing a Horizontal Property Regime for Harpeth Glen Condominium of record in Book 4546, Page 658, Book 4549, Page 502, Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973, Book 5583, Page 756, Book 5720, Page 447, Book 7538, Page 346, Book 8107, Page 310, Book 9797, Page 493, Instrument No. 20010123-0006812 and Instrument No. 20070724-0087868, Register's Office for Davidson County, Tennessee, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being improved property known as: 6955 Highland Park Drive, Nashville, Tennessee 37205.

Legal Description obtained from prior deed.

Deed Disclaimers

Preparer of this instrument is Not a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this deed was provided all information for the deed from the Parties and from the title commitment issued by First American Title Insurance Company to the Parties. Preparer has not performed a title search on the Real Property and makes No Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes No Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument has not rendered any tax advice relating to this transaction and has advised both parties to consult with their own tax professionals regarding any tax consequences that may result from this transaction.

Preparer of this Instrument Advised GRANTOR and GRANTEE to Read this Deed and the Above-mentioned Disclaimers.

IN WITNESS WHEREOF, this conveyance has been executed on the 16th day of May, 2023.

Sarah Vollmer Hobbs

Sarah Vollmer Hobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Sarah Vollmer Hobbs, 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, at office, this 16th day of May, 2023.

My commission expires:
7-6-26

Notary Public

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $80,000.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2023.

My commission expires:
7-6-26

Notary Public

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

RETURN TO:
BRIDENBAUGH LAW FIRM
Jerry A. Bridenbaugh, Attorney
P.O. Box 254
Culleoka, TN 38451

CERTIFICATE OF AUTHENTICITY
T.C.A. §66-24-101(d)(3)

I, Jerry A Bridenbaugh, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 16, 2023.

Affiant Signature

05/16/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of May, 2023

Notary Signature

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

My Commission Expires: 7.6.26

Notary's Seal