Karen Johnson Davidson County
Batch# 1070119 DEEDQC
11/13/2023 08:33:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231113-0087818

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESS

COUNTY OF WILLIAMSON)

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 4th day of November 2023.

Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Wanda Sue Cox Living Trust 1105 57th Avenue N. Nashville, TN 37209	Wanda Sue Cox Living Trust 1105 57th Avenue N. Nashville, TN 37209	091-06-0-173.00

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, Wanda S. Cox, does hereby quitclaim, transfer and convey unto Wanda Sue Cox, as Trustee of the Wanda Sue Cox Living Trust, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of West Park Addition No. 2, as of record in Book 2330, Page 63, Register's Office for said County.

Said Lot No. 4 fronts 70.1 feet on the easterly side of 57th Avenue North and runs back 133.7 feet on the North line and 147.2 on the South line to a dead line in the rear on which it measures 54 feet.

Being the same property conveyed to Wanda S. Cox, from Matthew Cox and Brandi Cox, the Heirs at Law to Richard Eldon Cox, by Quitclaim Deed dated July 9, 2015, and recorded on July

14, 2015, as Document No. 20150714-0068675, Register's Office for Davidson County, Tennessee.

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: 1105 57th Avenue N., Nashville, Tennessee 37209

Witness my hand this 4 day of November 2023.

Wanda S. Cox, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Personally appeared before me, Hope Spurrier, Notary Public, Wanda S. Cox, Grantor, 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 day, November 4, 2023.

[Seal] HOPE MIKI SPURRIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Hope Miki Spurrier, Notary Public
My commission expires: My Commission Expires March 3, 2026