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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 30 DAY OFJANUARY, 2024.

Notary Public
My Commission Expires: 2/7/27

Karen Johnson Davidson County
Batch# 1087982 DEEDQC
01/03/2024 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240103-0000698

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Cobb Commercial Properties, LLC **1090 Blue Heron Rd.** **Nashville, TN 37221**	**Same**	**091-14 0 018.00**

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 James C. Cobb, Beverly Montez Gary, Karen Michelle Blair have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto and Cobb Commercial Properties, LLC Series 10, a Tennessee limited liability company its successors and/or assigns, their one-half interest, right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being the south part of Lot No. 190 on the Plan of West Nashville Heights as of record in Book 332 Page 127 described as follows:

BEGINNING at a point in the westerly margin of Snyder Avenue (formerly Holman Street) 37 feet North of Twin Street (as relocated) being the common corner of Lots Nos. 190 and 121, thence with the line between said Lots Westerly 176.5 feet to the easterly terminus of a 12 foot alley; thence with the Easterly terminus of said alley Northerly 6 feet to the North line of said alley; thence with the line of the same, Westerly 88 feet to the intersection of said alley and another 12 foot alley; thence with the easterly margin of the last mentioned alley, northerly 93.5 feet to the Southwesterly corner of the property conveyed to W. R.

Easley by deed of record in Book 1151 Page 640 Register's Office ; thence with the South line of the Easley Lot easterly 295 feet; more or less to the westerly margin of Snyder Avenue; thence with the margin of the same, southerly 55 feet to the point o beginning.

Being the same property conveyed to James Hershel Cobb and Mary E. Cobb by deed from Samuel J. Pierce, Jr. Secretary of Housing and Urban Development of Washington D.C. of record in Book 7612 Page 608 Register's Office for Davidson County, Tennessee. James Hershell Cobb conveyed his one-half interest to Cobb Commercial Properties, LLC by deed of record in Instrument No. 20080214-0015027 Register's Office for Davidson County, Tennessee. Mary E. Cobb died on January 30, 2022 testate and Last Will and Testament duly probated in Chancery Court for Williamson County, Tennessee File No. 22PR-12275. Mary E. Cobb devised her one-half interest to James C. Cobb, Beverly Montez Gary, Karen Michelle Blair.

This is improved property known as 507 Synder Ave, Nashville TN 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 3rd day of January, 2024.

James C. Cobb

Beverly Montez Gary

Karen Michelle Blair

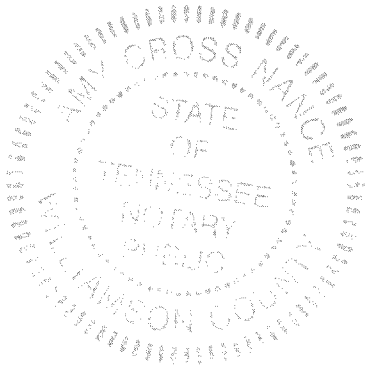
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Cobb, Beverly Montez Gary, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of January, 2024.

Notary Public

My Commission expires 2/1/27



I, Amy Cain Nash, 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 this 3rd day of January 2024

Dated 1/3, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cain Nash who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 3rd day of January, 2024

My commission expires: 3/1/25

Notary Public

EMILY HOBBY
TENNESSEE NOTARY PUBLIC
COUNTY OF MARSHALL