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.

Beverly Montez Gary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 3 DAY OFJANUARY, 2024.

Notary Public
My Commission Expires: 2/7/27

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1087982 DEEDQC
01/03/2024 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240103-0000699

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Beverly Montez Gary **861 Walden Dr.** **Franklin, TN 37064**	**Same**	**091-06 4E 002.00**

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 and Cobb Commercial Properties, LLC Series 3 have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Beverly Montez Gary her heirs and/or assigns, their entire interest, right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the plan of West Park Addition No. 2 of record in Book 2330 Page 63 Register's Office for Davidson County, Tennessee. Said Lot No 2 fronts 128.6 feet on the southeasterly margin of 57th Avenue north and extends back 81/6 feet on the northeasterly line and 101.7 feet on the southwesterly line to a dead line in the rear measuring 126.5 feet thereon.

Being the same property conveyed to James Hershel Cobb and Mary E. Cobb by deed from Jack Kemp Secretary of Housing and Urban Development of Washington D.C. of record in Book 8563 Page 130 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.

20080214-0015031 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 1101 B 57th Ave N., 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 3 day of January, 2024.

James C. Cobb

Beverly Montez Gary

Karen Michelle Blair

Cobb Commercial Properties, LLC Series 3

By: _____
James C. Cobb, Sole Member

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

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/7/27

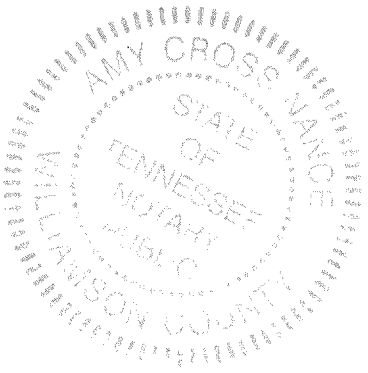
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, James C. Cobb, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of Cobb Commercial Properties, LLC Series 3 the within named bargainor, and as such Sole Member being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Cobb Commercial Properties, LLC Series 3 .

Witness my hand, at office, this 3rd day of January 2024.

Notary Public

My Commission expires: 2/7/27



I, Amy Cain Nix, 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 Nix 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