Karen Johnson Davidson County
Batch # 1104229 DEEDQC
02/23/2024 01:05:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240223-0012545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 2024.

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY:
JAD A. DUNCAN, ATTORNEY AT LAW
161 BELLE FOREST CIRCLE, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEVIN C. COX	**same**	**069-03-0 / 093.00**
(NAME) **3916 Hydesdale Lane**	(NAME)	
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ten and no/100 ($10.00) dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **WESLEY COX, MAXINE VINSON, RONALD CUNNINGHAM AND KENNETH CUNNINGHAM**, by these presents do hereby remise, release, quitclaim and convey all of our right, title and interest, unto **KEVIN COX,** his successors and assigns, a certain tract or parcel of land in DAVIDSON county, state of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Enchanted Hills, Section I, as of record in Book 3300, page 96 in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 39 fronts 115.0 feet on the southerly margin of Hydesdale Lane and extends back between lines, the easterly line being 205.96 feet and the westerly line being 205.0 feet to a line in the rear measuring 78.11 feet thereon.

BEING the same property conveyed to TOMMY C. COX and wife, ANN CUNNINGHAM COX, by deed from Cumberland Builders, Inc., a Tennessee Corporation of record in Book 4567, page 730, Register's Office for Davidson County, Tennessee. The said Tommy C. Cox having since predeceased Ann Shirley Cox on June 8, 1999. The said Ann Shirley Cox, being one and the same person as Ann Cunningham Cox, having since died on July 21, 2017.

BEING the same property conveyed from Ann Shirley Cox, leaving her real property to KEVIN COX, WESLEY COX, MAXINE VINSON, RONALD CUNNINGHAM, AND KENNETH CUNNINGHAM, pursuant to the Last Will and Testament of Ann Shirley Cox, as admitted to probate on November 21, 2019, in the Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 17P-1666 and as further construed by Court Order signed on April 16, 2020, of record in Instrument No. 20200622-0066969, Register's Office for Davidson County.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

Said previous derivation clause included for reference.

Unimproved ( )
This is improved (X) property, known as **3916 Hydesdale Lane, Nashville, TN 37218**
(House Number) (Street) (P.O. Address) (City of Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of February 2024.

WESLEY COX

MAXINE VINSON

RONALD CUNNINGHAM

KENNETH CUNNINGHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for the aforesaid State and County, the within named **WESLEY COX** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of February 2024.

NOTARY PUBLIC
My commission expires: 3/3/2026.

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me a Notary Public in and for the aforesaid State and County, the within named **MAXINE VINSON** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of February 2024.

NOTARY PUBLIC
My commission expires: 3/3/2026.

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me a Notary Public in and for the aforesaid State and County, the within named **RONALD CUNNINGHAM** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of February 2024.

NOTARY PUBLIC
My commission expires: 3/3/2026.

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for the aforesaid State and County, the within named **KENNETH CUNNINGHAM** with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of February 2024.

NOTARY PUBLIC
My commission expires: 3/3/2026.

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026