Karen Johnson Davidson County
Batch# 1114895 DEEDQC
03/25/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,216.07
20240325-0020563

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ryan C. Burden Cox and Andrew Cox 906 Crescent Hill Road Nashville, TN 37206	NFM, Inc dba NFM Lending 1190 Winterson Road Ste 300 Linthicum Heights, MD 21090	083-07-0-235.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ryan C. Burden Cox, an unmarried man and Beatrice Renee Guilbault and Hendrik J. Meijran, husband and wife,** by these presents do hereby quitclaim and convey unto, **Ryan C. Burden Cox, an unmarried man and Andrew Cox, a married man, as tenants in common**, their successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Plan of Roselawn of record in Plat Book 2133, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan C. Burden Cox, an unmarried man and Beatrice Renee Guilbault, and Hendrik J. Meijran, husband and wife by Warranty Deed from William Keefe, an unmarried man of record in Instrument No. 20190913-0092795 Register's Office for Davidson County, Tennessee, dated September 04, 2019 and recorded on September 13, 2019.

Being also known as 906 Crescent Hill Road, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $328,667.00.

Subscribed and sworn to before me this the 20 day of March, 2024.

Affiant

My commission expires: 7/7/27
(Affix Seal)

Notary Public

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15th day of March, 2024.

Ryan C. Burden Cox

Beatrice Renee Guilbault by Kelly E. Cox atty in fact
Beatrice Renee Guilbault by
Kelly E. Cox, Attorney-in-Fact

Hendrik J. Meijran by Kelly E. Cox atty in fact
Hendrik J. Meijran by
Kelly E. Cox, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ryan C. Burden Cox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2024.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kelly E. Cox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument on behalf of **Beatrice Renee Guilbault and Hendrik J. Meijran** as Attorney-in-Fact, and acknowledged that (s)he executed the same as the free act and deed of **Beatrice Renee Guilbault and Hendrik J. Meijran**.

Witness my hand and seal this 20 day of March, 2024.

Claire H Jenkins
Notary Public

My Commission Expires: 7/7/24

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202403250020563

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 15, 2024** (date of document).

Affiant Signature

March 25, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 25th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25