Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mary Catheryn Cobb Revocable Trust dated November 7, 2024 105 Forest Place Circle Nashville, TN 37215	**131-05-0C-105.00**	**Same as Owner**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Catheryn T. Cobb (also known as Mary Catheryn Cobb)** (the "Grantor"), by these presents hereby transfer, assign, and quitclaim to **Mary Catheryn Cobb, Trustee of the Mary Catheryn Cobb Revocable Trust under agreement dated November 7, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as 105 Forest Place Circle, Nashville, TN 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 7th day of November, 2024.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Karen Johnson
Batch # 1203164
11/12/2024 08:42:51 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241112-0087528

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed effective this 7th day of November, 2024.

Catheryn T Cobb

Catheryn T. Cobb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catheryn T. Cobb,** 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 within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 7th day of November, 2024.

Notary Public

My Commission Expires:
1/11/2026

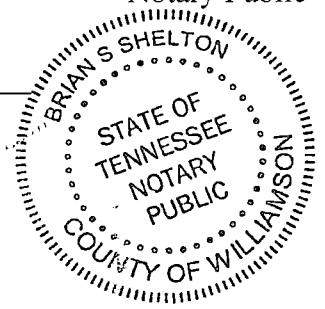


EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. 105 of Hillsborough Condominiums, a horizontal property regime established by Master Deed of record in Book 6822, page 721, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catheryn T. Cobb, by deed of record as Instrument Number 20020131-0013894, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all limitations, restrictions, and encumbrances as may affect the Property including, but not limited to, the following:

Master Deed establishing a Horizontal Property Regime of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in instrument of record in Book 6566, page 4, said Register's Office.

Sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4161, page 814, and at Book 6629, page 484, said Register's Office.

A 10 foot utility easement along the northerly rear line as shown on the plan of record in Book 1130, page 7, said Register's Office.

Perpetual easement for highway purposes granted to State of Tennessee, of record in Book 4377, page 710 and at Book 4403, page 627, said Register's Office.

Deed conveying sewer lines to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6303, page 601, said Register's Office.

Covenants of record in Book 6674, page 583, Register's Office for said County.

Storm water detention agreement of record in Book 6702, page 330, said Register's Office.

Deed of Conveyance for Water Mains of record in Book 5681, page 534, said Register's Office.

Matters shown on the Plan of record in Book 6250, page 669, Register's Office for said County.

Rights of others in and to the common elements.