This Instrument Prepared By
and after recording return to:

Wills Law, PLLC
Bennett J. Wills (BPR# 034831)
750 Old Hickory Blvd.
Bldg. 2, Ste. 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1218395 DEEDQC
12/19/2024 12:35:24 PM 3 pgs
Fees: $18.00 Taxes: $30.70
20241219-0098759

This instrument was drafted from information furnished by the parties. No representations or warranties are made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

New Owners and Address:	Send Tax Bills To:	Tax Parcel Number
VOLUNTEER EQUITY INVESTMENTS, LLC 750 Old Hickory Blvd. Bldg. 2, Ste. 150 Brentwood, TN 37027	Wills Law, PLLC 750 Old Hickory Blvd. Bldg. 2, Ste. 150 Brentwood, TN 37027	128 16 0B 025.00

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **LARRY COX** (hereinafter referred to as "**GRANTOR**"), do quitclaim and convey their undivided right, title and interest to the hereinafter described property to the **VOLUNTEER EQUITY INVESTMENTS, LLC** (hereinafter referred to as the "**GRANTEE**"), its heirs successors and assigns, in and to the following described lots or parcels of land:

This is improved property commonly known as:

460 Summit Oaks Drive, Nashville, Tennessee 37221; further described as:

Land in Davidson County, Tennessee, being Lot No. 28, at shown on the Plan of Summit Oaks, Phase Two, of record as Instrument No. 20040112-0004661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry Cox by Judicial Foreclosure Deed from Ryan W. Pratt, Attorney for Summit Oaks Homeowners Association, Inc., dated April 13, 2022, and filed of record May 2, 2022, in Instrument No 20220502-0050550, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Tanner and wife, Lauralee Tanner, by Warrant Deed of record in Instrument No. 20070226-0023175, Register's Office for Davidson County, Tennessee.

That pursuant to T.C.A. § 66-24-121(a), the legal description is the same as in Instrument No. 20220502-0050550 and Instrument No. 20070226-0023175, Register's Office for Davidson County, Tennessee, to which reference is hereby made and incorporated herein.

This conveyance is subject to any and all unpaid taxes that may be a lien against the property, any and all existing easements and restrictions, and any and all existing liens and encumbrances that may have been filed against the property.

~~**TO HAVE AND TO HOLD** the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appearing unto the GRANTEE, their heirs, successors and assigns in fee simple forever.~~

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.

IN WITNESS WHEREOF, this document was executed this 19 day of December 2024.

BY: LARRY COX

Larry Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY COX** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal this 19 day of December 2024.

Miranda W. Pyburn
NOTARY PUBLIC

10-26-25
My Commission Expires



I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is Eight-Thousand Two Hundred Ninety-five and Ninety-six Cents ($8,295.96).

BY: LARRY COX, GRANTOR

_____ Date: December 19, 2024.
Larry Cox, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LARRY COX,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal this 19 day of December 2024.

_____
NOTARY PUBLIC

10-26-25
My Commission Expires

