Karen Johnson Davidson County
Batch# 1226472 DEEDQC
01/15/2025 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250115-0003045

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, Tennessee 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Lydia Lee Cox, Trustee of The Lydia Lee Cox Family Trust dated January 14, 2025	SAME	130 05 0 093.00
121 Brookfield Avenue		
Nashville, TN 37205		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **LYDIA LEE COX**, do hereby convey unto **LYDIA LEE COX, TRUSTEE OF THE LYDIA LEE COX FAMILY TRUST dated January 14, 2025**, all of my interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

> Being Lot No. 13 of Block "D" on the Second Revised Plan of the Highlands of Belle Meade No., as of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee, and incorporated in this deed by reference and made a part hereof the same as though copied herein.
>
> Said Lot No. 13 fronts 121 feet on the southerly side of West Brookfield Avenue and runs back 169.90 feet on the easterly line and 169.65 feet on the westerly line, to a dead line, measuring 121 feet thereon.
>
> Being the same property conveyed to Lydia Lee Cox, individually, by Executor's Deed from Lydia Lee Cox, Executrix of the Estate of Roger Dudley Fish, dated March 20, 2024, of record in Instrument Number 20240322-0020263, Register's Office for Davidson County, Tennessee.

This is improved property known as **121 Brookfield Avenue, Nashville, Tennessee 37205.**

This conveyance is subject to all matters of record relating to this property, including, but not limited to zoning, setback requirements, general utility, sewer and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of January, 2025.

Lydia Lee Cox
LYDIA LEE COX

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LYDIA LEE COX**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 14th day of January, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires: ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Lydia Lee Cox
Affiant

Sworn to and subscribed before me this
the 14th day of January, 2025.

Elizabeth Ryder Sykes
Notary Public

My commission expires: ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 January 14, 2025.

January 14, 2025
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of January, 2025.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

