Name and Address of New Owner:
Evelyn Cotton
4225 Hallmark Road
Nashville, Tennessee 37218

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1268949 DEEDQC
05/05/2025 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250505-0034837

Map & Parcel No: 081-03-0-013.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Evelyn Cotton, a married woman, erroneously listed as single in the previous deed,** "the Grantor," conveys and quitclaims unto **Evelyn Cotton, a married woman, and Teresa Washington, a married woman, as tenants in common with right of survivorship,** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 86A, Zone Lot Division of Lot No. 86 Buena Vista Heights, as of record in Book 6200, Page 418, 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 the Secretary of Housing and Urban Development, by Warranty Deed from Chemical Mortgage Company, of record in Book 9568, Page 739, Register's Office for Davidson County, Tennessee, dated January 3, 1995, and recorded January 11, 1995.
>
> Being the same property conveyed to Addie Sue Jenkins by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 9686, Page 136, Register's Office for Davidson County, Tennessee, dated May 17, 1995, and recorded on May 31, 1995.
>
> Being the same property conveyed to Addie S. Jenkins, a single person, as to a Life Estate, remainder interest to Evelyn Cotton, a single person, by Quitclaim Deed from Addie S. Jenkins, a single person, of record in Instrument No. 20210202-0014919, Register's Office for Davidson County, Tennessee, dated January 15, 2021, and recorded on February 2, 2021.
>
> Addie S. Jenkins having died on January 5, 2024, thereby terminating said life estate. Addie Sue Jenkins and Addie S. Jenkins being one of the same.
>
> Being improved property known as 1724 Kellow Street, Nashville, Tennessee 37208.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 2nd day of May, 2025.

Evelyn Cotton (SEAL)
Evelyn Cotton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2025, before me personally appeared Evelyn Cotton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of May, 2025.

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of May, 2025.

Notary Signature
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-2-25.

Affiant Signature

5-2-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2nd day of May, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON