QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

R-CB-18-2209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES 03-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Christopher S. Cotton, unmarried	**NEW OWNER**	
(NAME) **2209 Elliott Ave,**	(NAME)	**105-14-21 00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARECA K. COTTON, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CHRISTOPHER S. COTTON, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain tract or parcel of land in Davidson County, Tennessee, described as follows

Being part of Lot No 72 on the Plan of Waverly Place, as of record in Plat Book 57, Page 95, Register's Office for said County, described according to a survey by John Kohl, dated December 28,1974, as follows

Beginning at a point in the westerly margin of Elliott Avenue 62 1/2 feet south of the southerly margin of an alley, thence westerly parallel to the margin of said alley, 126 feet to a point, thence southerly 62 1/2 feet to a point, thence easterly 140 feet more or less to the westerly margin of Elliott Avenue, thence with the margin of the same, northerly 62 1/2 feet to the point of beginning

Being the same property conveyed to George W Cotton and wife, Areca Kay Cotton by Quitclaim Deed from Edwin Tobias Ruth, recorded August 8, 2007 in Instrument No 20070808-0094741 and further being the same property conveyed to George W Cotton and Edwin Tobias Ruth by Warranty Deed from Johnnie M Talley, unmarried, recorded December 27, 2005 in Instrument No 20051227-0153633, Register's Office for Davidson County, Tennessee

Being the same property conveyed to George W Cotton and Areca Kay Cotton, husband and wife and Christopher S Cotton, unmarried, as tenants in common with rights of survivorship by Quitclaim Deed from George W Cotton and wife, Areca Kay Cotton recorded June 13, 2019 in Instrument No 20190613-0056704, Register's Office for Davidson County, Tennessee The said George W Cotton having since died on June 19, 2024.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as: **2209 Elliott Ave, Nashville, Tennessee 37204**

Karen Johnson Davidson County
Batch # 1269208 DEEDQC
05/06/2025 10 55 24 AM 2 pgs
Fees $12 00 Taxes $0 00

20250506-0035236

Witness my/our hand(s) this the 2 day of May, 2025

Areca K. Cotton

Areca K Cotton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARECA K COTTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 2 of May, 2025

Camille Woods

Notary Public
My Commission Expires _____
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212