THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Lana M. Cotter, Trustee 822 Kent Road Nashville, TN 37214	SAME AS NEW OWNER	096 13 0 075 00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Lana M. Cotter**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases, and quitclaims unto **Lana M. Cotter, Trustee of The Lana M. Cotter Revocable Living Trust**, dated May 21, 2025, and any amendments thereto, and to her successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantor's right, title, and interest in and to real property in Davidson County, Tennessee more particularly described as follows.

> Being Lot Number 96 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee. Said Lot Number 96 fronts 76 feet on the Westerly side of Kent Road, and runs back between lines, 157.6 feet on the Northerly side and 157.5 feet on the Southerly side to a dead line in the rear on which it measures 76 feet
>
> Being the same property conveyed to Lana Cotter from TCIF REO2, LLC by Special Warranty Deed of record in Instrument No 20020816-0099553 in the Register's Office for Davidson County, Tennessee

Karen Johnson Davidson County
Batch # 1277383 DEEDQC
05/27/2025 08 41 08 AM 2 pgs
Fees $12 00 Taxes $0 00
20250527-0041141

This is improved property known as 822 Kent Road, Nashville, Tennessee 37214

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 21 day of May, 2025

Lana Cotter

Lana M. Cotter, Grantor

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 **Lana M. Cotter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand and seal, at office, this 21st day of May, 2025

My Commission Expires: 3/8/28

Tiffany Beckman
Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON