AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 583704971-86734057

Karen Johnson Davidson County
Batch# 1284012 DEEDQC
06/13/2025 08:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250613-0045828

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 072-03-0-282.00

# QUIT CLAIM DEED

THIS DEED made and entered into on this 6th day of June, 2025, by and between **Kathleen H. Cotter, an unmarried woman**, a mailing address of 1132 Greenfield Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Kathleen Hill Cotter, as Trustee of The Kathleen Hill Cotter Living Trust, dated June 5th, 2025, and any amendments thereto**, a mailing address of 1132 Greenfield Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1132 Greenfield Avenue, Nashville, TN 37216

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument No. 200208001-0092493, recorded on 08/01/2002 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

KC

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Kathleen H. Cotter

STATE OF Tennessee
COUNTY OF ~~Davie~~ Davidson
KV

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Kathleen H. Cotter, the within named bargainer, 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, at offices, the 6th day of June, 2025.

Stefanii E. Trautvetter
Notary Public
My Commission expires: Nov 8, 2027

STEFANII E. TRAUTVETTER
TENNESSEE NOTARY PUBLIC
My Comm Exp. November, 08 2027
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Kathleen Cotter
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 6th day of June, 2025.

Stefanii E. Trautvetter
Notary Public
My Commission Expires: Nov 8, 2027




Name and address for person(s) responsible for taxes:

**Kathleen Hill Cotter**
1132 Greenfield Avenue
Nashville, TN 37216

Name and address of property owner:

**Kathleen Hill Cotter**
1132 Greenfield Avenue
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

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

Being Lot No. 97 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

APN: 072-03-0-282.00

PROPERTY COMMONLY KNOWN AS: 1132 Greenfield Avenue, Nashville, TN 37216

**Tennessee Certification of Electronic Document**

I, Frank P. Dec 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 6/6/2025 [date of document]



Affiant Signature

6/11/2025

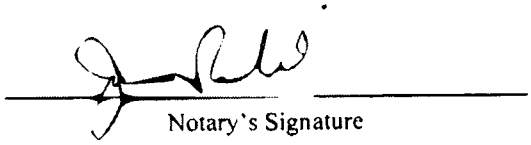
Date

State of New York

County of Erie

Sworn to and subscribed before me this 11th day of June , 2025

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029



Notary's Signature

NOTARY'S SEAL