Karen Johnson Davidson County
Batch # 1289028 DEEDQC
06/24/2025 08 15 05 AM 3 pgs
Fees $17 00 Taxes $0 00
20250624-0049333

EXEMPT FROM TRANSFER TAX:

The True and Actual Consideration Paid for this Transfer, Stated in Terms of Dollars, is -0-.

Transfer to Present Owners' Revocable Trust who is the beneficiary of the Trust or back to original owner and is exempt under TCA 67-4-409(a)(3)(F).

No oath of value shall be required in any transaction that is exempt from tax. TCA 67-4-409(a)(5)

Prepared by party to this instrument.
Andrew Graeme Cox
126 Piedmont Avenue
Nashville, TN 37216 (626) 372-4646

When recorded, mail this to:
ANDREW GRAEME COX and
KELLY MARIE COX, TRUSTEES
126 PIEDMONT AVENUE
NASHVILLE, TN 37216

Owner/Person responsible for payment of taxes is, and mail tax statements to:
ANDREW GRAEME COX and
KELLY MARIE COX, TRUSTEES
126 PIEDMONT AVENUE
NASHVILLE, TN 37216

QUITCLAIM DEED

GRANTOR, ANDREW GRAEME COX, a married man, who took title as unmarried, whose mailing address is 126 Piedmont Avenue, Nashville, TN 37216, of Davidson County in the State of Tennessee, the undersigned Grantor, for **NO CONSIDERATION**, does hereby remise, release and forever quitclaim to

GRANTEES, ANDREW GRAEME COX and KELLY MARIE COX, as TRUSTEES of THE COX FAMILY LIVING TRUST dated May 28, **20** 25, whose mailing address is 126 Piedmont Avenue, Nashville, TN 37216,

all his interest in the following described real property in the County of **DAVIDSON**, State of **TENNESSEE**

See Exhibit 'A' attached hereto and made a part hereof

Tax Account: 07212004900

The address of such real estate is commonly known as. 126 Piedmont Avenue, Nashville, Tennessee

Being the same property previously identified as Map & Parcel 07212004900 and 07212005000, in that deed recorded September 26, 2018, Document No 20180926-0095609, records of Davidson County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging

IN WITNESS WHEREOF, Grantor has executed this deed this 28 day of May, 2025

ANDREW GRAEME COX

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28 day of May, 2025, before me personally appeared ANDREW GRAEME COX, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's/persons' free act and deed

Seal

Signature of Notary Public

My commission expires 1/4/2027

SARA TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

Exhibit 'A'
Legal Description

Land in Davidson County, Tennessee, being all of Lot Numbers 125 and 126 on the plan of Subdivision of Waters Place on Maxey Lane, of record in Book 332, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate description of said lot.