This instrument prepared by:
Lightsey Law
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: N/A

Karen Johnson Davidson County
Batch# 1294286 DEEDQC
07/07/2025 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250707-0053155

This instrument was prepared from information supplied by the parties. Lightsey Law has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This conveyance is tax exempt. T.C.A. § 67-4-409(a)(1)(C)(i)(b).
No oath of value is required. T.C.A. § 67-4-409(a)(1)(E).
Federal law exempts this conveyance from a due on transfer provision. 12 U.S.C. § 1701j-3(d)(6).

Address New Owner	Send Tax Bills To:	Map & Parcel Number
Lydia K. Cobb Jonathan Cobb 123 Northcrest Commons Circle Nashville, TN	PNC Financial Services P.O. Box 9042 Coppell, TX 75019	147 12 0A 123.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Lydia K. Cobb, married, f/k/a Lydia K. Gale,** ("Grantor") do hereby quitclaim and convey unto **Lydia K. Cobb and Jonathan Cobb, wife and husband,** ("Grantees"), their heirs and assigns, all of the Grantors' right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennesse, being Unit 123, Northcrest Commons, as established under Master Deed of record in Exhibit A of Instrument No. 20040615-0070834, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to Lydia K. Gale, an unmarried woman, by Warranty Deed from Mary Lou Parker, an unmarried woman, dated March 1, 2022, and recorded March 2, 2022, as Instrument No. 20220302-0023679, Register's Office for Davidson County, Tennessee. Lydia K. Gale is now known as Lydia K. Cobb by virtue of her marriage to Jonathan Cobb.
>
> **It is the Grantor's intent that this instrument shall create an estate by the entireties between the Grantees, in and to the entire interest in the property previously held by the Grantor. T.C.A. § 66-1-109 (2025).**
>
> This is improved property located at: **123 Northcrest Commons Circle, Nashville, TN 37211.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3 day of July, 2025.

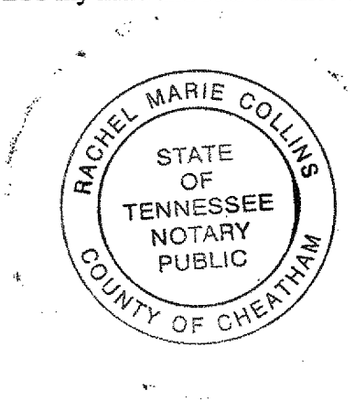
GRANTOR:

Lydia K. Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lydia K. Gale, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of July,2025.



Notary Public
My Commission expires: 3-21-2028

I, Kirsten Virden, 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 07/03/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/03/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

