Karen Johnson
Batch # 1298230
07/16/2025 01:18:19 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20250716-0056219

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Erica L. Cox
AFFIANT

Subscribed and sworn to before me this 1st day of July, 2025.

Juliette A. Painter
NOTARY PUBLIC
My Commission Expires: March 23, 2027

JULIETTE A. PAINTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS OF NEW OWNER:
Bianca King
1062 2nd Avenue South
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner

Map & Parcel: 093-15-0-338.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Erica Latrice Cox and Danita Lashay Cox**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Bianca King**, Grantee. Said property conveyed herein is described as follows:

A lot or parcel of land on the Easterly side of Second Avenue South in the City of Nashville, Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Second Avenue South, 90 feet southerly from the Southwest corner of Lot No. 12 of the University Plan of Lots, said point being the southwest corner of the property conveyed to Robert J. Crutchfield recorded in Book 175, page 399, Register's Office of Davidson County, Tennessee; thence with Crutchfield southerly line, eastwardly 189 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 40 feet to the northeast corner of the property conveyed to Mary Lou Powell recorded in Book 767, page 246, Register's Office of Davidson County, Tennessee; thence with Powell's northerly line, westwardly 189 feet, more or less, to the easterly margin of Second Avenue South; thence with the same, northwardly 40 feet to the beginning.

Being the same property conveyed to Richard Chrismon, Jr. by deed from Richard Chrismon, Sr. and wife, Ida Mai Chrismon, of record in Book 5020, Page 99, Register's Office for Davidson County, Tennessee.

Richard Chrismon, Jr., having died on October 22, 2003, his interest in said property being devised to Jackie Cox by Last Will and Testament, of record in Will Book 5537/1325170 and as shown in probate of record in Case No. 03P-1833, Seventh Circuit Court for Davidson County, Tennessee and Affidavit of Inheritance of record in Instrument No. 20050304-0024023, Register's Office of Davidson County, Tennessee.

Jackie Cox, having died intestate on September 1, 2022, her interest in said property vesting in her heirs at law: Erica Latrice Cox and Danita Lashay Cox.

This is real property commonly known as 1062 2nd Avenue South, Nashville, Tennessee 37210.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 18th day of April, 2025.

Erica L. Cox
Erica Latrice Cox

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Erica Latrice Cox**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 18th day of July, 2025.

Antoinette L. Porter
Notary Public

My Commission Expires:

March 27, 2027

ANTOINETTE L. PORTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 1st day of July, 2025.

Danita L. Cox
Danita Lashay Cox

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Danita Lashay Cox**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 1st day of July, 2025.

Antoinette L. Porter
Notary Public

My Commission Expires:

March 23, 2027

ANTOINETTE L. PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

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