Karen Johnson Davidson County
Batch# 1317942 DEEDQC
09/04/2025 08:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250904-0070443

This Instrument Prepared By:

Michael R. Griffin
GULLETT SANFORD ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 28th day of August, 2025.

Notary Public

My Commission Expires: 04/03/2028

MICHAEL R. GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2028

Address New Owners As Follows:
John F. Cawthon Revocable Trust
4010 Valley Road
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
103-12-0-165.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JOHN F. CAWTHON**, an unmarried person ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **JOHN F. CAWTHON REVOCABLE TRUST under agreement dated February 25, 2025, as amended from time to time** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 and the southerly 20 foot front and 29 foot rear of Lot No. 2, Block "D", on the plan of Cherokee Park, Section I, as of record in Book 547, pages 169 and 170, Register's Office for

Davidson County, Tennessee.

Said Lot No. 1 and the southerly part of No. 2 front together 95 feet on the easterly side of Mockingbird Road and extends back 167 feet on the northerly line and 162.89 feet on the southerly line with the northerly margin of Valley Road to a dead line measuring 101.14 feet thereon, the southwest corner of said Lot No. 1, being in the form of a circle with a radius of 20 feet.

Being the same property conveyed to John F. Cawthon by deed from Stephen Bradley Dozier and spouse, Jennifer Dozier, of record as Instrument No. 20060804-0095704, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 4010 Valley Road, Nashville, TN 37205.

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

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 28th day of August, 2025.

John F. Cawthon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JOHN F. CAWTHON**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of August, 2025.

Notary Public

My Commission Expires: 07/03/2028



True Copy Certification

I, Michael R. Griffin, 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 August 28, 2025.

Affiant Signature

Date: September 2, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of September, 2025.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

