AFTER RECORDING RETURN TO:
Shanna L. Cobble
934 Spain Ave # B
Nashville, TN 37216-3625
File No. 75068687

Karen Johnson Davidson County
Batch# 1320671 DEEDQC
09/10/2025 08:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250910-0072235

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 072-09-2N-002-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 05 day of September, 2025, by and between **Shanna L. Cobble, unmarried,** residing at 934 Spain Ave # B, Nashville, TN 37216-3625, hereinafter referred to as Grantor(s) and **Shanna L. Cobble, unmarried** and **Eric Patterson, unmarried, as joint tenants with right of survivorship,** residing at 934 Spain Ave # B, Nashville, TN 37216-3625, 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.

Property Address: 934 Spain Ave # B, Nashville, TN 37216-3625

Being the same property conveyed to the Grantor(s) in a Deed recorded on October 17, 2017 under Instrument No. 20171017-0106140 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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

Shanna L. Cobble

Shanna L. Cobble

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Shanna L. Cobble** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Montgomery, this 05 day of September, 20 25.

Notary Public

My Commission expires: 03/21/2029

The principal(s) personally appeared before me by audio-video communication

Carrie Meredith
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Mar. 21, 2029
County of Montgomery

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, 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.

Shanna L. Cobble
Affiant

Print Name: Shanna L. Cobble

STATE OF Tennessee
COUNTY OF Montgomery

Subscribed and sworn to before me this 05 day of September, 2025.

Notary Public
My Commission Expires: 03/21/2029

The principal(s) personally appeared before me by audio-video communication

Carrie Meredith
State of Tennessee Notary Public
Online Notary Public
My Commission Expires: Mar. 21, 2029
County of Montgomery

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

Shanna L. Cobble and Eric Patterson
934 Spain Ave # B
Nashville, TN 37216-3625

Name and address of property owner:

Shanna L. Cobble and Eric Patterson
934 Spain Ave # B
Nashville, TN 37216-3625

EXHIBIT A
LEGAL DESCRIPTION

Tax Id Number(s): 072-09-2N-002-00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 934B, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 934 SPAIN AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20160823-0088089 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "C", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Commonly known as: 934 Spain Ave, # B, Nashville, TN 37216-3625

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Shanna L. Cobble, unmarried, by deed dated October 9, 2017 of record in Deed Instrument/Case No. 20171017-0106140, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 9/5/2025 (date of document).

Affiant Signature

Sep 5, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 05 day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2031

NOTARY'S SEAL

STATE OF NOTARY PUBLIC MICHIGAN

KELLY L SCOTT
My Commission Expires
June 29, 2031
County of Macomb
Acting in the County of Wayne