Karen Johnson Davidson County
Batch# 1328384 DEEDQC
09/30/2025 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250930-0077703

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Beth Wendell Cosgrove Affiant Subscribed and sworn to before me, this 29th day of September, 2025. Alice M Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
David Henry Cosgrove and Beth Wendell Cosgrove, Trustees 6140 Jocelyn Hollow Road Nashville, Tennessee 37205	SAME	115 16 0 044.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Henry Cosgrove and wife, Beth Wendell Cosgrove**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **David Henry Cosgrove and Beth Wendell Cosgrove, Trustees of the David & Beth Cosgrove Living Trust, established by the Revocable Trust Agreement of David Henry Cosgrove and Beth Wendell Cosgrove dated September 29, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

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

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

WITNESS our hands this 29th day of September, 2025.

David Henry Cosgrove

Beth Wendell Cosgrove

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Henry Cosgrove and Beth Wendell Cosgrove, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 29th day of September, 2025.

My Commission Expires: _____

ALLEE M. BOHANNON
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of West Meade Farms, Inc. Section "A", as of record in Plat Book 1424, Page 143, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Beth W. Cosgrove and husband, David H. Cosgrove, by deed from Thomas E. Anderson and wife, Linda C. Anderton, of record in Book 9418, Page 658, Register's Office for Davidson County, Tennessee.

David Henry Cosgrove and David H. Cosgrove are one and the same person.

Beth Wendell Cosgrove and Beth W. Cosgrove are one and the same person.

This is improved property known as 6140 Jocelyn Hollow Road, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 29, 2025.

09/30/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of September, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

