Karen Johnson
Batch # 1346997
11/17/2025 12 27 27 PM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20251117-0091390

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw com

ADDRESS NEW OWNER:
THE CAMERON BLAKE COX AND THERESA KATHRYN COX LIVING TRUST dated the 24th , June of 2025
Cameron Blake Cox and Theresa Kathryn Cox, Trustees
836 Regimental Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Same

MAP/PARCEL:
087 10 0A 207 00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Cameron Blake Cox and Theresa Kathryn Cox as husband and wife and joint trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from themselves, as married individuals, to themselves as trustees of THE CAMERON BLAKE COX AND THERESA KATHRYN COX LIVING TRUST dated the 24th of June, 2025 all their right, title and interest in and to a certain tract of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Final Plat, The Reserve at Aarons Cress, a Cluster Lot Development, Phase 2, Section 2, of record in Plat at Instrument No.20200828-0097748, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Grandview Custom Homes, LLC, a Tennessee limited liability company by Special Warranty deed from The Lux Development Group, LLC, a Tennessee limited liability company of record in Instrument No. 20201222-0152172, Register's Office for Davidson County, Tennessee, dated December 17, 2020 and recorded on September 22, 2020.

Being the same property conveyed to CAMERON COX AND THERESA K. COX, HUSBAND AND WIFE by Warranty deed from GRANDVIEW CUSTOM HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210728-0101565, Register's Office for Davidson County, Tennessee, dated July 23rd, 2021 and recorded on July 28th, 2021

The property is commonly known as 836 Regimental Drive, Hermitage, Tennessee 37076.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 35-15-510, the husband-and-wife grantors stipulate that this property which was held as tenants by the entirety is being conveyed to the trust and/or trustee(s) as tenants by the entirety. Therefore, this property shall have the same immunity from the claims of their separate creditors as would exist if the husband and wife had continued to hold the property or its proceeds as tenants by the entirety.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE CAMERON BLAKE COX AND THERESA KATHRYN COX LIVING TRUST dated 24th , June, 2025.

Cameron Blake Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Cameron Blake Cox with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 14th of July, 2025.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:

DEC 19 2028

***

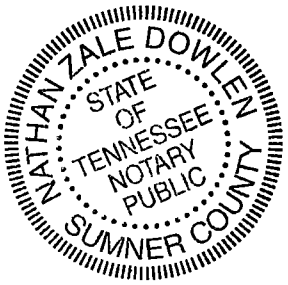
I, the above listed grantor conveys my interest in the real property to THE CAMERON BLAKE COX AND THERESA KATHRYN COX LIVING TRUST dated 24th , June, 2025

Theresa Kathryn Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Theresa Kathryn Cox with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 14th of July, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

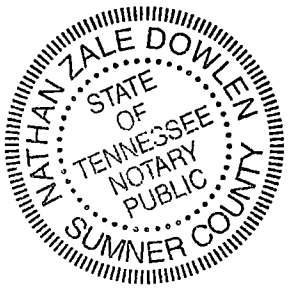
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0 00 for the property conveyed.

Cameron Blake Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Cameron Blake Cox with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 14th of July, 2025



Notary Public
My Commission Expires

DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.