Karen Johnson
Batch # 1346997
11/17/2025 12 27 27 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20251117-0091391

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:
095-05-0B-091 00-CO

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 Unit No 99 on Phase 2, a Planned Unit Development, on the Plan of Easthaven Townhomes of record in Instrument No 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof

Being the same property conveyed to Jackelyn M Cox, an unmarried woman by Warranty deed from Monica N Nidiffer n/k/a Monica N. Pustejovsky and husband, Philip B Pustejovsky of record in Instrument No 20130605-0057027 Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on June 05, 2013

Being the same property conveyed to Cameron Cox, unmarried, by Warranty Deed from Jackelyn Michelle Dursch, married, formerly Jackelyn M Cox, of record in Instrument No 20151209-0123862 Register's Office for Davidson County, Tennessee, dated December 7th 2015 and recorded December 9th, 2015

The property is commonly known as 2120 Lebanon Pike, #99, Nashville, TN 37210

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 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 were holding the property or its proceeds as tenants by the entirety.

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

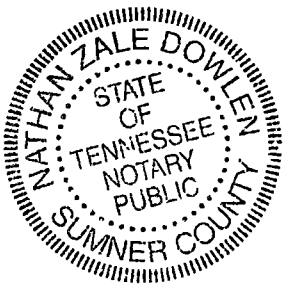
I, the above listed grantor conveys my interest in the real property to THE CAMERON BLAKE COX AND THERESA KATHRYN COX LIVING TRUST dated 24th , June, 2025.

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.



Notary Public
My Commission Expires

DEC 19 2028

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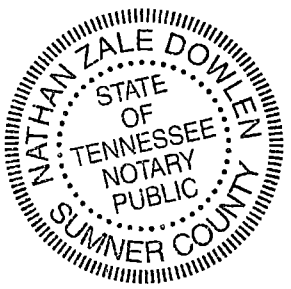
I, the above listed grantor conveys my interest in the real property to THE CAMERON BLAKE COX AND THERESA KATHRYN COX LIVING TRUST dated 24th , June, 2025

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

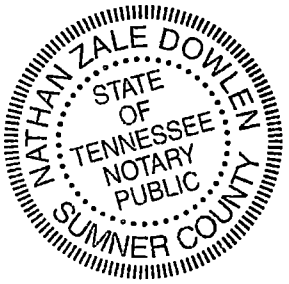
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

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.