Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 105 13 0O 002.00

Karen Johnson Davidson County
Batch # 1347434 DEEDQC
11/18/2025 08:36:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251118-0091561

QUIT CLAIM DEED

Property Address & New Owner:
MARTHA R. COTTON, Trustee of
THE SOLA GRATIA TRUST
1105 Lawrence Avenue
Nashville, TN 37204

Mail Tax Statement to:
Martha R. Cotton
1105 Lawrence Avenue
Nashville, TN 37204

The **GRANTOR, KIRSTEN ANTOINETTE DAVIES, as Trustee of THE SOLA GRATIA TRUST, dated February 25, 2025,** for and in consideration of Zero Dollars ($0.00), does hereby convey and quit claim all right, title and interest in the below-described property to:

MARTHA R. COTTON, Trustee of
THE SOLA GRATIA TRUST, dated November 7, 2025

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. B of Cottages at Lawrence and 11th-II, a condominium with private elements established pursuant to the provision of the Tennessee Horizontal Property Acts as the same is set out in section 66-27-101, et seq. of the Tennessee code annotated, under the Declaration of Protective Covenants, Conditions and Restrictions establishing Cottages at Lawrence and 11th-II of record in Instrument No. 20130129-0009151, amended in Instrument No. 20130729-0078730, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof; and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed together with a percentage interest in the common elements and voting percentages as set forth in exhibit to said Master Deed.

Being the same property conveyed to THE SOLA GRATIA TRUST by Quitclaim Deed of record at Instrument No. 20250226-0014252 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) any and all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, and restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 7th day of November, 2025 by the undersigned.

THE SOLA GRATIA TRUST, dated February 25, 2025

KIRSTEN ANTOINETTE DAVIES, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **KIRSTEN ANTOINETTE DAVIES, as Trustee of THE SOLA GRATIA TRUST, dated February 25, 2025**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 7th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-14-2028

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(D).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

AFFIANT

Subscribed and sworn to before me this 7th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-14-2028