Karen Johnson Davidson County
Batch# 1355741 DEEDQC
12/09/2025 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251209-0097784

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. 67-4-409 et seq. Affiant Sworn to and subscribed before me this Dec. 3, 2025. Notary Public Comm Exp:

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
JOSIE MAXINE COX, Trustee		
JOSIE MAXINE COX LIVING TRUST dated November 7, 2025	SAME AS NEW OWNER	159.00-0-173.00
842 N. Hillview Court		
Brentwood, TN 37027		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MAXINE W. COX, an unmarried woman (Grantor), do hereby quitclaim, transfer, release, and convey any and all of my right, title and interest, in and to that certain real estate located in Davidson County, Tennessee, to JOSIE MAXINE COX, Trustee of the JOSIE MAXINE COX LIVING TRUST dated November 7, 2025 (Grantee), and any amendments thereto, being more particularly described as follows:

Being Lot No. 25 on the Plano Boker Heights, Section 3, as of record in Book 4300, page 62, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MAXINE W. COX, an unmarried woman, by MAXINE W. COX, surviving spouse, by Quitclaim Deed of record in Instrument Number 20210322-0036936, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 4300, page 62; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

The legal description is taken from the prior deed of record.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is known as 842 N. Hillview Court, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on December 3, 2025.

MAXINE W. COX

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAXINE W. COX, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this December 3, 2025.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 December 3, 2025.

12/3/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 3rd day of December, 2025.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028