Karen Johnson Davidson County
Batch# 1356819 DEEDQC
12/11/2025 12:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251211-0098709

AFTER RECORDING RETURN TO:
MELISSA F. COTTER and JASON COTTER
3048 Casa Drive
Nashville, TN 37214
File No. 1280767767

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 108-03-0-052-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 5 day of DECEMBER, 20 25, by and between **MELISSA F. COTTER, a married woman, joined in execution by her spouse, JASON COTTER,** residing at 3048 Casa Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **MELISSA F. COTTER and JASON COTTER, wife and husband, joint tenants with rights of survivorship,** residing at 3048 Casa Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3048 Casa Drive, Nashville, TN 37214

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

MELISSA F. COTTER

JASON COTTER

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MELISSA F. COTTER** and **JASON COTTER** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 05 day of December, 2025

Notary Public

My Commission expires: 6/16/2029

BRITTNEY POPE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name:

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 05 day of December, 2025.

Notary Public
My Commission Expires: 01/16/2029

BRITTNEY POPE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

MELISSA F. COTTER and JASON COTTER
3048 Casa Drive
Nashville, TN 37214

Name and address of property owner:

MELISSA F. COTTER and JASON COTTER
3048 Casa Drive
Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Jessica Ursitz, 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 12-5-2025 (date of document).

Affiant Signature

12.4.2025
Date

STATE OF PA
COUNTY OF Allegheny

Subscribed and sworn to before me this 4 day of December, 2025.

Notary Public
My Commission Expires: 1-25-2027

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH TOBER - Notary Public
Allegheny County
My Commission Expires January 25, 2027
Commission Number 1427746

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 100 ON THE PLAN VILLA SECTION 5 OF RECORD IN PLAT BOOK 5200, PAGE 633, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MELISSA F. COTTER, A MARRIED WOMAN BY WARRANTY DEED FROM MELISSA F. COTTER F/K/A MELISSA F. SMITH, A MARRIED WOMAN WHO ACQUIRED TITLE AS UNMARRIED, JOINED IN EXECUTION BY HER SPOUSE JASON CHRISTOPHER COTTER, DATED JANUARY 15, 2021 AND RECORDED JANUARY 22, 2021 IN INSTRUMENT 20210122-0010100, IN THE COUNTY RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID Number: 108-03-0-052-00

Property commonly known as: 3048 Casa Drive, Nashville, TN 37214