Karen Johnson Davidson County
Batch # 1358906 DEEDQC
12/17/2025 10:14:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20251217-0100234

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
(615) 341-0070

CYNTHIA LARA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 22, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE UNDERSIGNED, AFTER BEING DULY SWORN ACCORDING TO LAW, DOES MAKE OATH AND AFFIRM THAT THIS QUITCLAIM DEED WAS EXECUTED AND DELIVERED IN ACCORDANCE WITH THE TERMS OF A FINAL DECREE OF DIVORCE IN THAT CERTAIN CASE STYLED **CAROLINE JEANETTE SMITH, PLAINTIFF VS. AUSTIN BRIDGES COX, DEFENDANT** IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE, DOCKET NO. 21D-2064, AND THAT THERE WAS NO CONSIDERATION GIVEN FOR THE TRANSFER.

Caroline Jeanette Smith
Affiant

Subscribed and sworn to before me, this 17th day of December, 2025.

Notary Public

My commission expires: 1-22-2029

Address New Owner As Follows: Number:	Send Tax Bills To:	Map-Parcel
Caroline Jeanette Smith 2113 Piccadilly Place Nashville, TN 37215	SAME	144-14-0-032.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **AUSTIN B. COX, a/k/a Austin Bridges Cox** ("Grantor"), in accordance with the terms and conditions contained within the Final Decree of Divorce under Docket No. 21D-2064, Third Circuit Court for Davidson County, Tennessee, at Nashville, hereby releases, remises, quitclaims and gives unto **CAROLINE JEANETTE SMITH** ("Grantee") all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto.

The legal description is the same as in the previous deed of record.

This is improved property known as 2113 Piccadilly Place, Nashville, TN 37215.

WITNESS my hand this 17th day of December, 2025.

Caroline Jeanette Smith

Caroline Jeanette Smith on behalf of Austin B. Cox a/k/a Austin Bridges Cox pursuant to Rule 70 of the Tennessee Rules of Civil Procedure, and the Final Decree of Divorce entered on October 9, 2025 in the Third Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 21D-

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLINE JEANETTE SMITH,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the authorized party for the maker, Austin B. Cox, a/k/a Austin Bridges Cox, under the Final Decree of Divorce referenced in the above document and under Rule 70 of the Tennessee Rules of Civil Procedure, to transfer the subject property, and is authorized to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of December, 2025.

Notary Public

My Commission Expires: 1-22-2029

CYNTHIA LARA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
January 22, 2029

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 15 on the Plan of Chickering Estates, Section 3, of record in Book 4460, Page 146, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Austin B. Cox, a married man, by deed from Betty B. Young, unmarried, of record as Instrument No. 20150817-0082404, Register's Office for Davidson County, Tennessee.