Karen Johnson Davidson County
Batch# 1369398 DEEDQC
01/13/2026 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260113-0003103

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| QK Real Estate, LLC<br>414 Ellendale Ave.<br>Nashville, TN 37205 | same | 130 11 0 072.00 |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Donald Q. Cochran (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to QK Real Estate, LLC, a Tennessee limited liability company (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot NO. 5, on the Plan of Tyne Meade, Section III of record in Plat Book 1424, page 12-14, Registers 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 Donald Q. Cochran, married, by Warranty Deed dated June 29, 2009, from American Security Bank and Trust of record at Instrument No. 20090707-0063211, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 4501 Harpeth Hills Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 31st day of December, 2025.

Donald Q. Cochran, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Donald Q. Cochran, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st day of December, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is zero dollars ($0.00).

Donald Q. Cochran, Affiant

Subscribed and sworn to before me this 31st day of December, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON County

## CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 12/31/25 (date of document).

Carolyn S. Wenzel

12/31/25
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 31st day of December, 2025.

Notary Public

My Commission Expires: 10/4/27

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