Karen Johnson Davidson County
Batch# 1369402 DEEDQC
01/13/2026 11:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260113-0003109

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

QUITCLAIM DEED

Address New Owners:
QK Real Estate, LLC
414 Ellendale Ave.
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
131 03 1G 002.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Donald Cochran, and wife, Sandra Cochran (the "Grantors"), do hereby quitclaim, transfer and convey all their 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 Unit B of Lone Oak Estates, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lone Oak Estates, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20120905-0080339, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lone Oak Estates, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20120905-0080339, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Donald Cochran and wife, Sandra Cochran, by Warranty Deed dated April 29, 2013, from William K. Wade and wife, Kimberly C. Wade, of record at Instrument No. 20130430-0042844 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 4123 Lone Oak Road, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including restrictive covenants of record in Instrument No. 20120905-0080339, said Register's Office.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the _____ day of December, 2025.

Donald Cochran, Grantor

Sandra Cochran, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Donald 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)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Sandra 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 she 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 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
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

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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