Karen Johnson Davidson County
Batch# 1384923 DEEDQC
02/24/2026 12:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260224-0014580

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
1606COCKRILLSTREETTNVL LLC 1606 Cockrill Street Nashville, TN 37208	New Owner	08115021400

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jeffrey Lawrence Cintron and Susan Catherine Cintron, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **1606COCKRILLSTREETTNVL LLC**, a Tennessee limited liability company ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being the Easterly 42 feet of Lot No. 377 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 377 fronts 42 feet on the Northerly side of Cockrill Street and runs back between parallel lines with the Westerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to **Jeffrey Lawrence Cintron and Susan Catherine Cintron, husband and wife**, by Warranty Deed, dated August 25, 2020, from **Flip Out 615 LLC**, a Tennessee limited lability company, recorded in Instrument No. 20200827-0097108, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1606 Cockrill Street, Nashville, TN 37208.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 18 day of February 2026.

Jeffrey Lawrence Cintron

Susan Catherine Cintron

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jeffrey Lawrence Cintron**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of February 2026.

Notary Public

My Commission Expires:
Apr 09 2027

ALICIA K MUSA
Notary Public - State of Florida
Commission # HH 341415
My Comm. Expires Apr 9 2027
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Susan Catherine Cintron**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of February 2026.

Notary Public

My Commission Expires:
Apr 09 2027

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Notary Public - State of Florida
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STATE OF FLORIDA
COUNTY OF Miami-Dade

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 18 day of February 2026.

Notary Public

My Commission Expires:
April 09 2027

ALICIA K MUSA
Notary Public - State of Florida
Commission # HH 341415
My Comm. Expires Apr 9, 2027
Bonded through National Notary Assn.

Certificate of Authenticity

I, **Aaron B. Morales**, 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 February 24, 2026.

Affiant Signature

February 24, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of February, 2026.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028