****

STATE OF TENNESSEE, COUNTY OF Davidson**:**

We hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $10, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jamie Cotton Tibbs **AFFIANT**

AFFIANT

SWORN TO AND SUBSCRIBED before me this 16th **th day of** April **. 2026**

Stephanie J. Kirby **Notary Public**

My Commission Expires: June 28, 2026

STEPHANIE J. KIRBY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/28/2026 WILSON COUNTY

RESPONSIBLE TAXPAYER:
Tanya Raymond
548 Maplewood Lane Nashville, TN 37216

PROPERTY ADDRESS:
548 Maplewood Lane Nashville, TN 37216

MAIL TAX NOTICES TO:
Tanya Raymond
548 Maplewood Lane Nashville, TN 37216

ADDRESS NEW OWNER AS FOLLOWS: Tanya Raymond

****

This instrument prepared by: Stephanie J. Kirby, esq., 139 Slaters Dr., Lebanon, TN 37087

Map 61-06-0, Parcel Id No. 051.00, 12 DZ-10550

QUITCLAIM DEED

THIS Tennessee Quitclaim Deed, made and entered into this 16th **day of April, 2026, by and between George Cotton, Jr. and Jamie Cotton Tibbs, hereinafter called Grantors, and Tanya Raymond, hereinafter called Grantee.**

WITNESSETH: That for the consideration hereinafter expressed, the Grantors, George Cotton Jr., whose address is 548 Maplewood Lane, Nashville, TN 37216 and Jamie Cotton Tibbs, whose address is 4864 Everest Drive, Old Hickory, TN 37138, for and in consideration of the sum of Ten and no/100 Dollars, do hereby bargain, sell, release, remise, forever quitclaim and convey unto Tanya Raymond all their right, title and interest in and to the following described real estate, to wit:, the following described real property located, situated and being in the the County of Davidson, State of Tennessee, described as follows, to wit:

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being Lot No. 1 on the map of D. H. Thompson's lots on Maplewood Lane, not of record, described according to a survey made by John Wilkes, Civil Engineer, April 6, 1932, as follows:

Beginning in the center of Maplewood Lane, at the northwest corner of the Hogan 29 acre tract, being the northeast corner of Lot. No. 1 in said Thompson Plan; thence south 27° west 548 feet; thence north 76° 32' feet west 74 feet; thence north 24° 44' east 527 feet to the center of Maplewood Lane; thence with same, south 85° 52' east 100 feet to the beginning.

Being the same property conveyed to Mazel L. Cotton by Quitclaim Deed from Howard M. Taradash, Trustee, who received the property via Quitclaim from George Cotton, Jr. in Book 6553, Page, 853, Register's Office for Davidson County, Tennessee.

Mazel L. Cotton has since deceased as of January 31, 2025 leaving no will. An Affidavit as to Heirs has been prepared and filed and can be found in ~~Book~~ * , ~~Page~~ — , Register's Office, Davidson County, Tennessee, dated April 16, 2026. * 20260416-0031120

The real property or its address is improved property commonly known as 548 Maplewood Lane, Nashville, TN 37216.

This instrument was prepared without the benefit of a title search. Preparer, Grantor, and Notary understands that intentional falsification of information is a felony, and subject to penalty by law. It is expressly understood and agreed by the Parties that this Deed is a quitclaim deed and does not include any warranties, covenants, or representations of any kind, express or implied, concerning the title, possession or enjoyment of the property. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is TEN AND 00/100**Dollars ($10.00) and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.**

Karen Johnson
Batch # 1406070
04/16/2026 09:33:22 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260416-0031121

GRANTORS:

George Cotton, Jr.

Jamie Cotton Tibbs

Jamie Cotton Tibbs

STATE OF TENNESSEE,
COUNTY OF Davidson

On this 16 **th day of April, 2026, before me personally appeared George Cotton, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.**

STEPHANIE J. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/28/2026
WILSON COUNTY

My Commission Expires
June 28, 2026

Stephanie J. Kirby
NOTARY PUBLIC

STATE OF TENNESSEE,
COUNTY OF Davidson:

On this 16 **th day of April, 2026, before me personally appeared Jamie Cotton Tibbs, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.**

My Commission Expires
June 28, 2026

STEPHANIE J. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/28/2026
WILSON COUNTY

Stephanie J. Kirby
NOTARY PUBLIC