Name and Address of New Owner:
Teresa Cox
301 Starlight Drive
Nashville, Tennessee 37027

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1407674 DEEDQC
04/17/2026 11:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260417-0031650

Map & Parcel No: 050 15 0 182.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason Cox, a married man, Jessica Cox, a married woman, and Katherine Thomas, a married woman,** "the Grantors," convey and quitclaim unto **Teresa Cox, an unmarried woman,** "the Grantee," all our right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Sky View Subdivision, as of record in Book 2331, Pages 54 and 55, Register's Office for said County, described as follows:

Beginning on the northerly margin of Starlight Drive at the corner Lots Nos. 25 and 26; thence with the line between said two Lots northerly 291.6 feet to the corner of lots Nos. 25, 26, and 28; thence with the line between Lots Nos. 25 and 28 northwesterly 40 feet to the corner of Lots Nos. 25, 28, and 30, thence with the line between Lots Nos. 25 and 30 westerly 75 feet; thence south 7 degrees 40 minutes west 307 feet to the northerly margin of Starlight Drive; thence with the same easterly 140 feet to the beginning.

Being the same property conveyed to Helen Louise Massey, by deed from O. A. McDaniel, Jr. and wife, Mary G. McDaniel, of record in Book 2901, Page 269, Register's Office for Davidson County, Tennessee. The said Helen Louise Massey (a/k/a Helen Louise Massey Cox) having since died testate on or about December 27, 1997, vesting the subject property in Donnie L. Cox. Her estate being probated in the Probate Court for Davidson County, Tennessee, Case No. 98P-249. Last Will and Testament of Record in Book 11216, Page 178, said Register's Office. The said Donnie L. Cox died intestate on or about January 30, 2023, survived by Teresa Cox, Jason Cox, Jessica Cox, and Katherine Thomas. Affidavit of Heirship of Record in Instrument No. 202604170031649, said Register's Office.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 301 Starlight Drive, Nashville, Tennessee 37207.

This property is not a marital residence of any Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 16th day of April, 2026.

Jason Cox (SEAL)

STATE OF OREGON .
COUNTY OF Marion

On this 16th day of April, 2026, before me personally appeared Jason Cox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of April, 2026.

Notary Signature
My commission expires: 7-7-2028

OFFICIAL STAMP
Julie Louise Herschbach
NOTARY PUBLIC - OREGON
COMMISSION NO. 1049656
MY COMMISSION EXPIRES July 7, 2028

(signatures to continue on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 16 day of April, 2026.

Jessica Cox (SEAL)
Jessica Cox

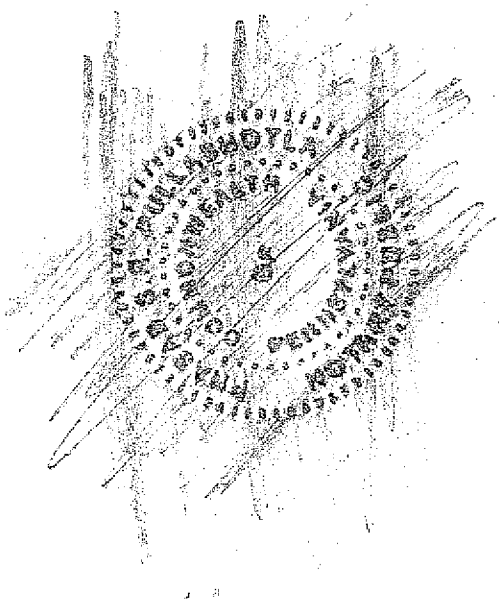
STATE OF PENNSYLVANIA
COUNTY OF Allegheny

On this 16 day of April, 2026, before me personally appeared Jessica Cox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of April, 2026.

Notary Signature
My commission expires: 02/17/2028

Commonwealth of Pennsylvania - Notary Seal
Prasad S.R. Pullabhotla, Notary Public
Allegheny County
My commission expires February 17, 2028
Commission number 1366080
Member, Pennsylvania Association of Notaries



(signatures to continue on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 16 day of April, 2026.

Katherine Thomas (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of April, 2026, before me personally appeared Katherine Thomas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of April, 2026.

Notary Signature
My commission expires: 11/28/27

TENNESSEE NOTARY PUBLIC ASHLYNN HENGEMIHLE COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teresa Cox
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16 day of April, 2026.

Notary Signature
My commission expires: 11/28/27

TENNESSEE NOTARY PUBLIC ASHLYNN HENGEMIHLE COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 4-16-26.

Affiant Signature

4-16-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of April, 2026.

Notary Signature

My Commission Expires: 5-9-26

