Karen Johnson Davidson County
Batch # 1416608 DEEDQC
05/06/2026 08:36:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260506-0040655

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid the receipt of which is hereby acknowledged, the undersigned, BARBARA D. COX, has this day bargained, sold, quitclaimed and conveyed and by these presents does hereby bargain, sell, quitclaim and convey unto BARBARA D. COX, TRUSTEE OF THE BARBARA D. COX LIVING TRUST DATED APRIL 8, 2026, AND ANY AMENDMENTS THERETO, and unto its heirs and assigns, all of his/her interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being the southerly one half of Lot 13 of Block "B" on the Plan of Country Club Estates of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a complete and accurate description thereof.

Said part of Lot No. 13 fronts 50 feet on the easterly side of Willmeta Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to David E. Cox and wife, Barbara D. Cox by a Warranty Deed from Katie Marie Kincaid Woodson, Carolyn Patricia Kincaid Chessor, Barbara Carmel Kincaid, and Marie R. Kincaid Dingle, dated April 29, 2016 of record, Instrument Number 20160511-0046669 Register's Office, Davidson County, Tennessee. David E. Cox died July 26, 2024, thereby leaving Barbara D. Cox as the surviving tenant by the entirety.

THIS CONVEYANCE is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal; easements, covenants conditions and all matters and notes as shown on the Plat of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee. This is the same description as in previous deed of record.

This instrument prepared by: Foust & Foust, PLLC, 4641 Chambliss Avenue, Knoxville, Tennessee 37919

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

IN WITNESS WHEREOF, the undersigned have caused his/her hands to be set on this 27th day of April 2026.

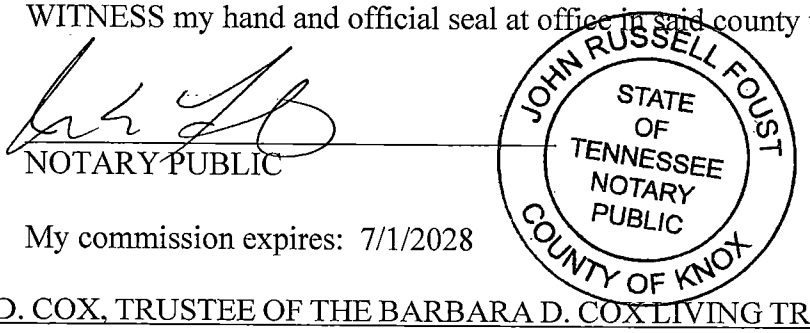
Barbara Cox

BARBARA D. COX

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, a Notary Public in and for the state and county aforesaid, Barbara D. Cox, with whom I am personally acquainted, and who acknowledged he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said county this 27th day of April 2026.



NOTARY PUBLIC

My commission expires: 7/1/2028

BARBARA D. COX, TRUSTEE OF THE BARBARA D. COX LIVING TRUST DATED APRIL 8, 2026, AND ANY AMENDMENTS THERETO.
1407 Greenland Avenue, Nashville, TN 37216
NAME AND ADDRESS OF PROPERTY OWNER(S)

(SAME)
NAME AND ADDRESS OF PERSON(S) RESPONSIBLE FOR PAYMENT OF TAXES

Map 061 16 0, Parcel 346.00
TAX PARCEL IDENTIFICATION NO.

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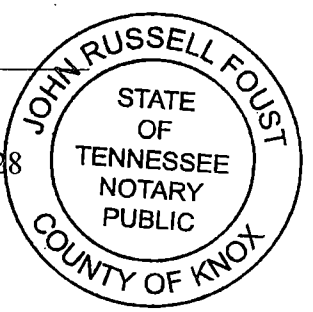
I hereby swear or affirm that the actual or true value of this transfer, whichever is greater is $0.

Affiant

Subscribed and sworn to before me this 27th day of April, 2026.

NOTARY PUBLIC

My commission expires: 7/1/2028



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