This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

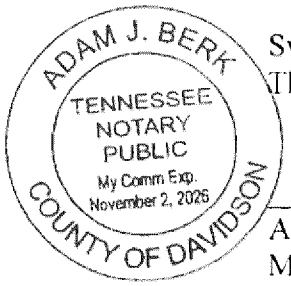
From information furnished by the parties.

Karen Johnson Davidson County
Batch# 1422186 DEEDQC
05/19/2026 04:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260519-0045231

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 14th day of May, 2026.



Stephanie Whittin, *Affiant*

Adam J. Berk, **NOTARY PUBLIC**
My Commission Expires: November 2, 2026

QUITCLAIM DEED

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Bennett Family Living Trust	**Bennett Family Living Trust**	117-1-B
Suzanne Bennett, *Trustee*	Suzanne Bennett, *Trustee*	Parcel 15
3601A Saratoga Drive	3601A Saratoga Drive	
Nashville, TN 37205	Nashville, TN 37205	

FOR NO MONETARY CONSIDERATION, I, **Suzanne B. Bennett**, by these presents do hereby quitclaim and convey unto **Suzanne B. Bennett, Trustee of the Bennett Family Living Trust, dated May 14, 2026,** all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Unit C on the Plan of Saratoga Drive Condominiums of record in Plat Book 4764, page 258, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Saratoga Drive Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 4764, page 250, said Register's Office.

Further being the same property conveyed to Suzanne B. Bennett from India M. Webber White and her husband, Thomas A. White of record in Book 6683, page 484, said Register's Office. The said Suzanne B. Bennett having since married.

Further being the same property conveyed to George E. Mudter, Jr., Trustee, from Suzanne B. Bennett, married, by deed for the express purpose of creating a Tenancy by the Entirety between Suzanne B. Bennett and husband, James H. Cozart, Jr., of record in Book 9921, Pages 49-50, Register's Office of Davidson County, Tennessee. James H. Cozart Jr., passed away on April 9, 2025. His death certificate is attached hereto.

This improved property known as 3601A Saratoga Drive, Nashville, TN 37205.

Witness my hand this 14th day of May, 2026.

Suzanne B. Bennett, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Suzanne B. Bennett,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of May, 2026.



Adam J. Berk, **NOTARY PUBLIC**
My Commission Expires: November 2, 2026

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2025 023926

1. Decedent's Legal Name				2. Sex	3. Date of Death
JAMES HAROLD COZART JR				MALE	04/09/2025
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**		
UNKNOWN	83	04/08/1942	MEMPHIS, TN		
8a. Place of Death					
INPATIENT					
8b. Facility Name		**8c. City or Town**		**8d. County of Death**	
SAINT THOMAS WEST HOSPITAL		NASHVILLE		DAVIDSON	
9. Marital Status	**10. Surviving Spouse** (name prior to first marriage)	**11a. Decedent's Usual Occupation**		**11b. Kind of Business/Industry**	
MARRIED	SUSANNE BAILEY BENNETT	AUDITOR		GOVERNMENT	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**		**13c. City or Town**	
756	TENNESSEE	DAVIDSON		NASHVILLE	
13d. Street and Number		**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**	
3610A SARATOGA DR		YES	37205	YES	
15. Decedent's Education	**16. Decedent of Hispanic Origin?**			**17. Decedent's Race**	
BACHELOR'S DEGREE	NO, NOT SPANISH/HISPANIC/LATINO			WHITE	
18. Father's Name			**19. Mother's Name Prior to First Marriage**		
JAMES HAROLD COZART SR			MARTHA TATE TIDWELL		
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**			
SUZANNE BENNETT	WIFE	3610A SARATOGA DR, NASHVILLE, TN 37205			
21a. Method of Disposition	**21b. Place of Disposition**			**21c. Location**	
BURIAL	MIDDLE TENNESSEE STATE VETERANS CEMETERY			NASHVILLE, TN	
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**		**22d. License Number**	
▶ /e/ HEIDE B CRAWFORD	4114	▶ /e/ CALLIA RIDEN		20566	
23a. Name and Address of Funeral Home				**23b. License Number**	
CRAWFORD FUNERAL HOME, 2714 GRANDVIEW AVE, NASHVILLE, TN 37211-2225				713	
24. Registrar's Signature			**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III			04/14/2025		

26. Certifier

26a. ☒ **PHYSICIAN** – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☐ **MEDICAL EXAMINER** - ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ DAVID ROSE	67864	04/11/2025

27d. Name and Address

DAVID ROSE 4220 HARDING PIKE, NASHVILLE, TN 37203

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the **UNDERLYING CAUSE** (disease or injury that initiated the events resulting in death) **LAST**	a. ACUTE RESPIRATORY DISTRESS SYNDROME	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

PNEUMONIA; CONGESTIVE HEART FAILURE; PERIPHERAL ARTERIAL DISEASE; TYPE II DIABETES

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	UNKNOWN	N/A

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1659E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Apr-14-2025

0 1 7 0 7 6 4 7 1

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 14th day of May, 2026.

Adam J. Berk. *Affiant*

5/14/26
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of May, 2026.

STEPHANIE L WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

NOTARY PUBLIC
My Commission Expires: May 3, 2027

202605190045231