This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25875-DJ

Karen Johnson Davidson County
Batch# 1443807 DEEDQC
07/10/2026 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260710-0062301

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Virden
Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 1st day of July, 2026.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-2028

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Lytton Cosens V and Lytton W. Cosens, IV<br>1245 North Graycroft Avenue<br>Nashville TN 37115 | New Owner | 033-16-0-065 |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Lytton Cosens, V, married** ("Grantor") does hereby quitclaim and convey unto **Lytton W. Cosens, IV, married** ("Grantee"), his heir heirs and assigns, a one-half undivided interest in and to all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 36, Section 1, Primrose Meadows, according to survey and plat of same appearing of record in Book 4675, page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Together with a perpetual easement for egress, ingress and regress over and upon that portion of the driveway for said Lot No. 36 which is constructed on the easterly line of Lot No. 35, being 0.9 feet x 91.25 feet, more or less.

Being the same property conveyed to Lytton Cosens and Danielle Cosens, husband and wife by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated September 20, 2024, recorded September 24, 2024, of record in Instrument No. 20240924-0074045, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Camille R. McGavock, a single person, dated March 20, 2024, recorded March 25, 2024, of record in Instrument No. 20240325-0020529, said Register's Office; and further, being the same property conveyed to Camille R. McGavock, an unmarried woman by Warranty Deed from Brenton Robar, an unmarried man, dated August 8, 2014, recorded August 13, 2014, of record in Instrument No. 20140813-0073184, said Register's Office. Further, being the same property conveyed to Lytton Cosens V, married by Quitclaim deed from Danielle Cosens, married, being recorded in Instrument No. 202607100062300, said Register's Office for Davidson County, Tennessee. Said conveyance being made pursuant to that Marital Dissolution Agreement and Final Order filed as Docket No. 25D-1492 in the Fourth Circuit for Davidson County, Tennessee. Prior owner Lytton Cosens and Lytton Cosens V are one and the same.

This is improved property located at: **1245 North Graycroft Avenue, Nashville, TN 37115**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of July, 2026.

GRANTOR:

Lytton Cosens, aka Lytton Cosens V

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lytton Cosens aka Lytton Cosens V the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2026.

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public
My Commission expires: 4/22/30

I, Kirsten Virden, 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 7-1-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 7-1-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

