Karen Johnson Davidson County
Batch# 1448394 DEEDQC
07/17/2026 09:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260717-0064808

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Brooks E. Brasfield, Esq.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 16 day of July, 2026

Notary Public
My Commission Expires: 1/22/2030

BROOKS BRASFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2030

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Debra Suzanne Herron 1016 Graybar Lane Nashville, TN 37204	Debra Suzanne Herron 1016 Graybar Lane Nashville, TN 37204	118-9-107

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DEBRA SUZANNE HERRON**, and **STEPHANIE A. COX**, a married couple (hereinafter collectively referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **DEBRA SUZANNE HERRON**, and **STEPHANIE A. COX**, a married couple (hereinafter collectively referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property"), as will create a tenancy by the entirety in and to said Property.

This quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the Property in said **STEPHANIE A. COX** and **DEBRA SUZANNE HERRON,** a married couple, so that the entire Property, upon the death of either, will pass to the other.

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2026 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of July, 2026.

GRANTOR:

DEBRA SUZANNE HERRON

STEPHANIE A. COX

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 16 day of July, 2026.

Notary Public

My Commission Expires:
1/22/2030

BROOKS BRASFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2030

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 16 day of July, 2026.

Notary Public

My Commission Expires:
1/22/2030

BROOKS BRASFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2030

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 19 on the map of Section One, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Debra Suzanne Herron and Stephanie A. Cox, a married couple, as Joint Tenants with Right of Survivorship by Warranty Deed from Lauren T. Pollard and husband, James Pollard, dated September 30, 2014, and recorded October 3, 2014, of record as Instrument No. 20141003-0091632, Register's Office for Davidson County, Tennessee.

Address of Property: 1016 Graybar Lane Nashville, TN 37204

Tax Parcel Id: 118-9-107

Tennessee Certification of Electronic Document

I, Brooks E. Brasfield, 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 July 16, 2026 (date of document).

Affiant Signature

July 16, 2026
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 2-27-28

NOTARY'S SEAL

