Karen Johnson Davidson County
Batch# 1449795 DEEDQC
07/21/2026 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260721-0065823

PREPARED BY:

Tommy Kinney, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 20, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Cole Family Trust
100 Lauderdale Rd
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
083 05 0 428.00

QUITCLAIM DEED

James Curtis Cole ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Cole Family Trust**, dated July 20, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Valorie Ward Cole**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 20, 2026**.

James Curtis Cole

Valorie Ward Cole

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **James Curtis Cole and Valorie Ward Cole**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 20, 2026.

Notary Public

My Commission Expires: _____

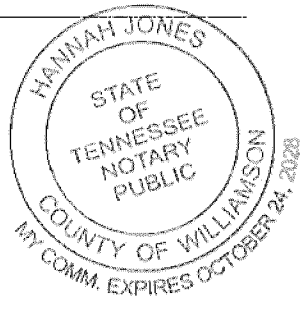


EXHIBIT A

Land in Davidson County, Tennessee, being the Easterly 40 feet of Lot 11 and the Westerly 20 feet of Lot No 10 on the Map showing Olivia W Sharpe's 2nd Addition to Nashville of record in Plat Book 421, Page 176, in the Register's Office, Davidson County, Tennessee and further described according to a survey made by John Kohl dated March 13, 1986, as follows:

Said parts of said lots front together 60 feet on the Northerly side of Stratton Avenue and run back 155 feet more or less on the Westerly line and 153 more or less on the Easterly line to an alley in the rear, measuring 60 feet thereon.

Being the same property conveyed to James Curtis Cole from Christopher C. Cochran and Sarah Virginia Tharpe Cochran, husband and wife, by deed of record in Instrument No. 20180830-0086209, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1503 Stratton Ave, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Tommy Kinney, Esq., 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 July 20, 2026.

Affiant Signature

7/20/2026
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 20, 2026.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028