Karen Johnson Davidson County
Batch# 1449795 DEEDQC
07/21/2026 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260721-0065824

PREPARED BY:

Tommy Kinney, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | TOMMY@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-

AFFIANT

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

Notary Public

My Commission Expires: October 24, 2028

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:
103.12-0-226.00

QUITCLAIM DEED

James Curtis Cole and wife, Valorie Ward Cole (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim 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.

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: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 22 of Block "B" on the Plan of Cherokee Park Second Section, as of record in Plat Book 547, page 175 and 176, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James Curtis Cole and wife, Valorie Ward Cole from Sybil A. Spaulding, a/k/a Sybil Ann Spaulding, unmarried, by deed of record in Instrument No. 20040728-0090268, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Charter of Incorporation of Cherokee Park Neighborhood Association of record in Instrument No. 20000531-0054011, Register's Office for Davidson County, Tennessee.
2. All matters appearing on the Plan of record as Book 547, page 175 and 176, Register's Office for Davidson County, Tennessee.
3. Joint Driveway Agreement of record in Book 8728, page 293, 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 100 Lauderdale Rd, Nashville, TN 37205.

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