Karen Johnson Davidson County
Batch # 1465434 DEEDQC
09/01/2026 09:04:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260901-0080435

QUITCLAIM DEED

From: **FRANKLIN A. BERRYMAN**

To: **JENNIFER ANN COX**

This instrument prepared by:
M. Stuart Saylor
Fort, Holloway & Saylor, LLC
517 Cummins Street
Franklin, TN 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO T.C.A. § 67-4-409(a)(3)(F) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO T.C.A. § 67-4-409(a)(5)

Address New Owner:	Send Tax Bills To:	Map-Group-Parcel Nos.
3411 Valley Brook Drive Nashville, TN 37215	3411 Valley Brook Drive Nashville, TN 37215	Map 117-9 Parcel 51

FOR AND IN CONSIDERATION of the sum of zero ($0.00) dollars in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled ***Jennifer Ann Cox v. Franklin Armstrong Berryman***, Third Circuit Court for Davidson County, Tennessee, Docket No. 26D-730, **Franklin A. Berryman** (the "Grantor"), by these presents hereby sells, assigns and quitclaims unto **Jennifer Ann Cox** (the "Grantee") all of Grantor's right, title and interest in and to a certain improved lot located at 3411 Valley Brook Drive, Nashville, TN 37215, in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5, Block 8 on the Plan of Woodmont Estates of record in Book 974, page 29, at Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to **Franklin A. Berryman and Wife, Jennifer Ann Cox**, by Warranty Deed from Edward J. Battersby and Wife, Miriam L. Battersby, of record in Book 10124, page 453, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO

REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 22 day of August, 2026.

Franklin A. Berryman
FRANKLIN A. BERRYMAN

MICHAEL MATHIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-28-2030

STATE OF TENNESSEE)
COUNTY OF Wilson/Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Franklin A. Berryman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of August, 2026.

Michael Mathis
NOTARY PUBLIC

My Commission Expires: 5-28-2030

STATE OF TENNESSEE)
COUNTY OF Wilson/Davidson

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $0.00.

Franklin A. Berryman
FRANKLIN A. BERRYMAN

SWORN TO and subscribed before me on this the 22 day of August, 2026.

Michael Mathis
NOTARY PUBLIC

My Commission Expires: 5-28-2030

MICHAEL MATHIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-28-2030