Karen Johnson Davidson County
Batch# 1468058 DEEDQC
09/03/2026 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0082100

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
James Howard Cox and Cheryl Elaine Beasley Cox, Trustee 4120 Ridgefield Drive, unit 404 Nashville, TN 37205	Same	116-03-0M-404.00

Quitclaim Deed to Trustee

Grantor: James Cox and Cheryl Cox, husband and wife.

Grantee: James Howard Cox and Cheryl Elaine Beasley Cox, Trustee of the Revocable Trust of James Howard Cox and Cheryl Elaine Beasley Cox, dated March 3, 2021.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 404, Plan of BELLE MEADE COURT CONDOMINIUM, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, as amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to James Cox and Cheryl Cox by deed from Linda K. Dreaden, unmarried, of record as Instrument Number 20251029-0086056, Register's Office for Davidson County, Tennessee.

Expressly included with this conveyance are all rights, title, and interest of Grantor in and to that certain Storage Space 32, Parking Space 75, and Parking Space 76 as described in Master Deed of record as Instrument No. 20081223-0122172, amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Linda K. Dreaden by Assignment of Right to Use Storage Space and Assignment of Right to Use Parking Space attached as Exhibits A and B, respectively, to Affidavit of record in Instrument No. 20111104-0086294 in the Registers Office for Davidson County, Tennessee.

This is improved property, known as: 4120 Ridgefield Drive, Unit 404, Nashville, TN 37205, and includes Storage Closet 32, Parking Space 75, and Parking Space 76.

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

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

James Cox, Grantor

Cheryl Cox, Grantor

State of Tennessee
County of Sumner

On September 1, 2026, before me personally appeared James Cox, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 8-1-2028

State of Tennessee
County of Sumner

On September 1, 2026, before me personally appeared Cheryl Cox, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 8-1-2028

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

James Howard Cox, Trustee
Grantee

Sworn to and subscribed before me on September 1, 2026.

SAMUEL COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 8-1-2028

* *

TRUE Copy Certification

I, Samuel Cox, do hereby make oath that I am 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 September 1, 2026.

Signature

9-1-2026

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 1, 2026.

Notary's Signature
My Commission Expires: 12/27/2027

