Karen Johnson Davidson County
Batch# 1478563 DEEDQC
09/29/2026 09:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260929-0089888

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF SEPT, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

File #26-JJ-3804-REFI

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip Cordell and Shannon Cordell	**Same as New Owner**	
(NAME)	(NAME)	**062 09 0 033.00**
3804 Brush Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRUCE CORDELL AND CAROL CORDELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **PHILLIP CORDELL AND SHANNON CORDELL, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 and 2 and the Southerly 50 feet of Lot No. 3 on the unrecorded map of Jackson Park, River Section, described according to a survey made by W.B. Southgate, Surveyor in April 1931, as follows:

Beginning at a stake in the Northeast corner of the intersection of Brush Hill Road, and a 25-foot street, being the Southwest corner of said Lot No. 1; thence with said street and the Northerly line of Riverwood Subdivision, South 88 degrees East 325 feet to a point 25 feet East of an iron pin on the bluff of the Cumberland River, thence Northerly, with the rear line of said Lot Nos. 1, 2 and 3, 270 feet, more or less, to a point in the rear line of Lot No. 3, said rear line being 25 feet East of the bluff of the Cumberland River, thence westerly, with the Northerly margin of the property herein conveyed, 340.5 feet to a point in the easterly margin of Brush Hill Road, said point being 50 feet North of the Southwest corner of said Lot No. 3; thence Southerly, with the Easterly margin of Brush Hill Road, 275 feet to the point of beginning.

Included in the above, by specifically excluded is that property conveyed to Candace Avery, unmarried, by deed of record in Instrument No. 20141014-0094755, Register's Office for Davidson County, Tennessee, described as follows:

Being a tract of land lying in Davidson County, Tennessee, also known as part of Lot 2 and 3 of the unrecorded Map of Jackson Park, River Section, and being more particularly described as follows:

Beginning at an existing iron rod on the Easterly right of way of way line of Brush Hill Road at a corner common with Marie E. Johnson and Kimberly Marie Koger, as of record in Deed Instrument No. 20111113-0124234, at the Register's Office for Davidson County, Tennessee, being the Northwest corner of the tract being described;

Thence leaving the easterly right of way line of Brush Hill Road with the Southerly property line of Marie E. Johnson and Kimberly Marie Koger, South 83 degrees 55 minutes 18 seconds East, 228.61 feet to an iron rod set as a witness point on top of bank of the Cumberland River a total of 313.61 feet;

Thence with the westerly bounds of the Cumberland River, South 21 degrees 44 minutes 07 seconds East, 130.61 feet to a point at a corner common with Clifton D. Briley and Jodie A. Bell, as of recorded Deed Instrument No. 20060407-0040492, as said Register's Office;

Thence leaving the westerly bounds of the Cumberland River the Northerly property line of Clifton D. Briley and Jodie A. Bell, North 83 degrees 55 minutes 18 seconds West, 25.00 feet to an iron rod set as a witness point a total of 326.80 feet to an iron rod set on the easterly right of way line of a 25-foot street;

Thence with the easterly right of way line of the 25-foot street and Brush Hill Road, North 16 degrees 22 minutes 51 seconds west, 125,00 feet to the point of beginning, containing 36,990 square feet (.085 acres more or less).

Per boundary and topographic survey done by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204. Dated August 19, 2013.

Being the same property conveyed to Carol Cordell and Bruce Cordell, wife and husband, by Warranty deed from Robert A. Coffen, JR, unmarried, dated 06/30/2020 and recorded 07/06/2020 in Instrument Number 20200706-0072290, in the Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Bruce and Carol Cordell, husband and wife, and Phillip and Shannon Cordell, husband and wife, by Quit Claim Deed from Carol Cordell and Bruce Cordell, wife and husband, dated 12/23/2020 and recorded 01/04/2021 in Instrument Number 20210104-0000260, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 3804 Brush Hill Road, Nashville, TN 37216.

Witness my/our hand(s) this the 22 day of Sept, 2022.

Bruce Cordell

Carol Cordell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th 22 day of September, 2026, before me personally appeared Bruce Cordell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th 22 day of September, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th 22 day of September, 2026, before me personally appeared Carol Cordell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th 22 day of September, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Phillip Cordell and Shannon Cordell
3804 Brush Hill Road
Nashville, TN 37216

True Copy Certification

I, **Jodi Jackson,** 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 this the 22 day of September, 2026.

Affiant Signature
Date 9/22/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028