Karen Johnson
Batch # 1482559
10/08/2026 01:56:26 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20261008-0092683

Prepared By
James B. Johnson
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

Grantor:

Map: 175-04-0-A Parcel: 083.00 CO

Estate of Lester Cousin
Rhonda Y. Robinson, Executrix
3925 Parks Retreat Drive
Antioch, Tennessee 37013

Grantee:

Angela Cousin Carter
509 Yellowstone Court
Antioch, Tennessee 37013

Send Tax Notice to New Owner:

Angela Cousin Carter
509 Yellowstone Court
Antioch, Tennessee 37013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten Dollars and 00/100s $(10.00).

James B. Johnson
Affiant

Sworn to and subscribed before me, this 8th day of October 2026.

Notary Public

My Commission Expires: 11-8-27

TAYLOR MARIE BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

EXECUTRIX'S QUITCLAIM DEED

Lester Cousin died on January 26, 2026 leaving a will dated, October 10, 2022. The will was admitted to probate on March 3, 2026 in the Davidson County Probate Court at Nashville, Tennessee, Docket Number 26P-384. The Will named Rhonda Y. Robinson as Executrix. The Executrix is duly qualified. All debts of the decedent have been paid.

The Executrix by signing this Deed releases any right the Executrix has to recover this property in the event of subsequent insolvency of this estate. In accordance with the provisions of the will of Lester Cousin, deceased, the Executrix, Rhonda Y. Robinson, quitclaims to Angela Cousin Carter any and all rights, title and interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being all of Unit No. 21 A, on the Plan of Park Place Subdivision, Phase Two, a Planned Unit Development and a Horizontal Property Regime (Private Element), as described in a Master Deed of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit
>
> Being part of the same property conveyed to Park Place Ventures, LLC by Warranty Deed dated October 22, 1998 of record in 11179, Page 708, Register's Office for Davidson County, Tennessee. A portion of said property being further conveyed to Landmark Homes of Tennessee, Inc., a Tennessee Corporation by Warranty Deed dated March 17, 2006, and filed of Record in Instrument No. 20060324-0033862, Register's Office for Davidson County, Tennessee.
>
> Master Deed and By-Laws of Record in Instrument No. 200102140014161, rerecorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, rerecorded in Instrument No. 20011212- 0136927, amended in Instrument NO. 20030710-0095634, and rerecorded in Instrument No. 20030915-0134956, said Register's Office; Sanitary Sewer and Drainage Easement of Record in Book 11491, page 719, and in Book 11539, page 799, said Register's Office; Storm Water Detention Agreement of Record in Book 11672, page 447, said Register's Office; Right-of-Way Agreement to Nashville Gas of Record in Book 5897, page 191, said Register's Office; Subject to any and all matters on plat of record in Instrument No. 20020530-0065765; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Being the same property conveyed to Lester Cousin, Sr., and wife, Mary K. Cousin by Warranty Deed from Landmark Homes of Tennessee, Inc., a Tennessee Corporation of record as Instrument No. 20060822-0103237, Register's Office of Davidson County, Tennessee. Mary K. Cousin having predeceased her husband, Lester Cousin, Sr.

Being the same property commonly known as 509 Yellowstone Court, Antioch, Tennessee 37013.

This transfer is by quitclaim and the Executrix makes no warranties about the title.

Witness my hand at Nashville, Tennessee this 8th day of October 2026.

Estate of Lester Cousin.

By Rhonda Y. Robinson, Executrix

Signature of Executrix: Rhonda Y. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, TAYLOR BUTLER, a Notary Public of said County and State, RHONDA Y. ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Rhonda Y. Robinson
RHONDA Y. ROBINSON

Witness my hand, at Office, this 8th day of October 2026.

Taylor Butler
Notary Public

My Commission Expires: 11-8-27

TAYLOR MARIE BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027