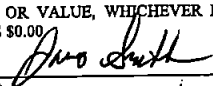
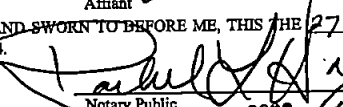
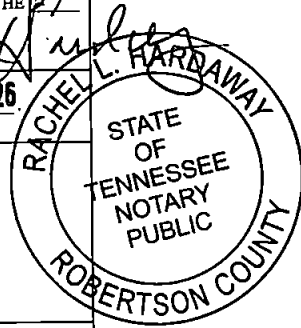


File No.

QUITCLAIM DEED		STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$0.00 <div style="text-align: right; margin-right: 50px;">  Affiant </div> SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of June, 2024. <div style="text-align: right; margin-right: 50px;">  Notary Public MY COMMISSION EXPIRES: APR 22 2026 (AFFIX SEAL) </div>
THIS INSTRUMENT WAS PREPARED BY & TO BE RETURNED TO: Larry Cox - Owner 441 Beauchamp Circle Franklin, Tennessee 37067 This instrument was prepared by information furnished by the parties herein. No Warranty of Title either expressed or implied, see Deed Disclaimers		
ADDRESS NEW OWNER(S) AS FOLLOWS: Larry Cox (NAME) 441 Beauchamp Circle (ADDRESS) Franklin, TN 37067 (CITY) (STATE) (ZIP)	SEND TAX BILLS TO: Same as New Owner (NAME) (ADDRESS) (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS 036 - 027.03



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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Larry Cox,

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL INTEREST HELD, UNTO

Quint Bourgeois a 25% undivided interest and Robert Saunders a 25% undivided interest,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN CUMBERLAND COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated, lying and being in the Second Civil District of Cumberland County, Tennessee, and described as follows:

Being Lot No. 6 of Welch Acres as shown on plat of record in Plat Book 10, Page 288, and corrected in Plat Book 10, Page 294, Register's Office, Cumberland County, Tennessee, to which plat specific reference is hereby made for a more complete description of the subject property.

Being the same property conveyed to Larry Cox by Successor Trustee's Deed from Marinosci Law Group, P.C., as Successor Trustee for Arnold M. Weiss, Trustee, dated June 3, 2024 and filed of record June 5, 2024 in Book 1697, Page 185, Register's Office for Cumberland County, Tennessee.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

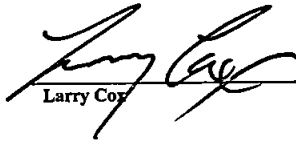
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of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

unimproved

This is improved property, known as 570 Tom Welch Road, Crossville, TN 38571
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 27 day of June, 2024.


Larry Cox

STATE OF TENNESSEE

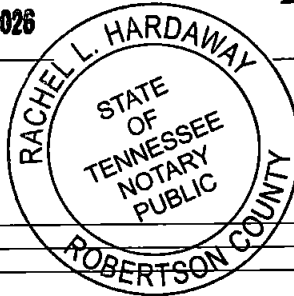
COUNTY OF WILLIAMSON

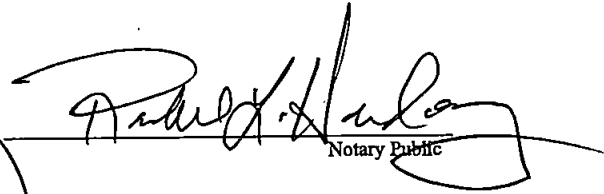
Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Larry Cox** the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of June, 2024.

Commission expires: _____

APR 22 2026




Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

STATE OF TENNESSEE, CUMBERLAND COUNTY
TREY KERLEY
REGISTER OF DEEDS

BK/PG: 1699/717-718
INST: 24021988
BATCH: 200756
2 PGS:AL-QC
07/01/2024 - 09:50 AM

VALUE: 0.00
MORTGAGE TAX: 0.00
TRANSFER TAX: 0.00
RECORDING FEE: 10.00
DP FEE: 2.00
REGISTER'S FEE: 0.00
TOTAL AMOUNT: 12.00