Davidson County DEEDQC
Recvd: 09/08/08 09:41 2 pgs
Fees:12.00 Taxes:0.00
20080908-0091517

This Instrument Prepared By and Return To:
Invesco Title
1181 Nashville Pike
Gallatin, TN 37066

| Address New Owner: | Send Tax Bills To: | Map/Parcel Numbers |
|---|---|---|
| Karen M. Cooper<br>217 Roslyn Court<br>Nashville, TN | SAME | 141-7B-16.00 |

**QUITCLAIM DEED**

WHEREAS, James P. Cooper, III, aka James Paul Cooper, III ("Grantor") and Karen M. Cooper aka Karen Michelle Cooper ("Grantee") were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee, described hereinbelow:

WHEREAS, pursuant to the Martial Dissolution Agreement dated August 28, 2008, entered by the Court in Karen Michelle Cooper v. James Paul Cooper, III, Circuit Court for the State of Tennessee, _____ Judicial District, Davidson County, Case No. 07D-2201, Grantor and Grantee agree all marital bonds between them were severed; and

WHEREAS, said Martial Dissolution Agreement is final and said Martial Dissolution Agreement has been filed with the court; and

WHEREAS, in said Marital Dissolution Agreement, the Court has approved the Agreement between Grantor and Grantee wherein Grantor agreed to convey all of his right, title and interest in and to the tract of land described hereinbelow.

NOW, THEREFORE, for an in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of said property Martial Dissolution Agreement approved under Docket #07D-2201, the Grantor, does hereby convey, remise, release and forever quitclaim unto Karen M. Cooper, aka Karen Michelle Cooper, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Property known as 217 Roslyn Court, Nashville, TN 37221 and being described as follows: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Somerset Farms, Section One, a Planned Unit Development, as of record in Book 7900, page 357, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James P. Cooper, III and wife, Karen M. Cooper by Warranty Deed from Somerset Farms dated 3/30/94 and filed for record in Book 9298, page 609, said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 28 day of August, 2008

James P Cooper III

James P. Cooper, III
Aka James Paul Cooper, III

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Cooper, III aka James Paul Cooper, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of August, 2008.

Diana Dillingham
NOTARY PUBLIC

My Commission Expires: 6-24-09

DIANA DILLINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF Sum)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Subscribed and sworn to before me this 28 day of August, 2008.

Dina M Cook
NOTARY PUBLIC

My Commission Expires: 2/28/2012

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires