BILL GARRETT, Davidson County
Trans:T20170007377 DEEDQC
Recvd: 01/25/17 15:08 2 pgs
Fees:12.00 Taxes:0.00
20170125-0008326

Prepared By: Vicki Ann Cooper
3679 Knight Dr
Whites Creek, TN. 37189

QUITCLAIM DEED

THIS INDENTURE, made and entered into this _27tH day of __JAN_, 2017__ by and between

Vicki Cooper of 3679 Knight Dr, Whites Creek,Tn.37189_____,
hereinafter called Grantor,
and Jayson Landon Cooper of (NEW OWNER/SEND TAX BILLS TO)
2204 Bryce Cove Nashville Tennessee 37211
_____,
hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor do hereby bargain, sell,
quitclaim, remise, release, and convey to Grantee, my interest in. the following described real estate, to wit:

6.30 acres per survey off original Parcel 049-00-0-236-00
Legal narrative from survey dated Jan12,2017
attached

Any Reference to recorded instruments is reference to the Register's Office in said County.
THE CONSIDERATION for this conveyance is TEN AND 00/100****Dollars ($10.00) and other good
and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.

GRANTOR: Vicki Cooper

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE, COUNTY OF Davidson
On this 25th day of Jan, 2017, before me personally appeared
Vicki COOPER and
spouse, N/A, to me known to be the person(s) described in
and who executed
the foregoing instrument, and acknowledged that he/she/they executed the same as
his/her/their free act and
deed.
My Commission Expires: 11-3-20 _____, NOTARY PUBLIC

JAMES BINGHAM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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TC51412_2

TIMOTHY COOPER ETUX
6.20 ACRES

BEING AND LYING IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LYING NORTH OF AND ADJACENT TO KNIGHT ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A POINT IN THE CENTER OF KNIGHT DRIVE; SAID POINT BEING THE SOUTHEAST CORNER OF W. BRUCE LEHRKE, AND THE SOUTHWEST CORNER OF TIMOTHY COOPER ETUX; Thence LEAVING LEHRKE WITH CENTER OF SAID ROAD, S 71°50'56" E For A Distance Of 70.83' To A POINT; THENCE S 63°45'28" E For A Distance Of 61.73' To The TRUE Point Of Beginning; SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROAD WITH A NEW COOPER DIVISION LINE, N 10°58'08" E, PASSING AN IRON PIN SET AT 23.85', IN ALL A Distance Of 425.49' To A IRON PIN SET; THENCE N 19°50'18" W For A Distance Of 216.55' To A Twin Hackberry; THENCE N 16°57'13" E For A Distance Of 190.40' To A 16" Hackberry; THENCE N 30°57'15" E For A Distance Of 271.79' To A 18" Walnut; SAID TREE BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH SAID DIVISION LINE, S 59°54'40" E For A Distance Of 140.82' To A 9" Elm; SAID TREE BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH SAID DIVISION LINE, S 07°46'48" E For A Distance Of 304.65' To A IRON PIN SET; THENCE S 74°03'28" W For A Distance Of 96.49' To A 8" Hackberry; THENCE S 21°27'46" E For A Distance Of 105.27' To A 12" Gum; THENCE S 08°47'18" E For A Distance Of 177.38' To A 12" Cedar; THENCE S 34°04'51" W For A Distance Of 141.21' To A STEEL FENCE POST; THENCE S 01°42'40" W, PASSING AN IRON PIN SET AT 370.67', IN ALL A Distance Of 396.59' TO A POINT IN THE CENTER OF KNIGHT DRIVE; SAID POINT BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID DIVISION LINE WITH CENTER OF SAID ROAD, N 56°55'14" W For A Distance Of 54.07' To A POINT; THENCE N 57°44'30" W For A Distance Of 168.24' To A POINT; THENCE N 63°45'28" W For A Distance Of 67.08' To The Point Of Beginning And Containing 6.20 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, JANUARY 13, 2017.

THE ABOVE TRACT IS SUBJECT TO 25 FEET OF THE 50' R.O.W. OF KNIGHT DRIVE.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO TIMOTHY COOPER ETUX* AS RECORDED IN INSTRUMENT #20080430-0044051, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Timothy Cooper is now deceased

* Vicki Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00 Vicki Cooper, Affiant
Subscribed and sworn before me this the
25th Day of January, 2017
J. Chandler, Deputy Register