PREPARED BY/RETURN TO:
M. Todd Jackson
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew J. Cooper, Trustee 1032 Sharp Avenue Trust 3326 Aspen Grove Drive, Suite 404 Franklin, TN 37067	New Owner

PARCEL 083-01-148.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, BRIAN L. COOPER and VALERIE L. COOPER by these presents quitclaims and conveys unto MATTHEW J. COOPER, TRUSTEE OF THE 1032 SHARP AVENUE TRUST, and his successors in trust, all of its right, title and interest in and to the following described tracts of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 13 on the Map of W. H. Hyronemus Addition, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the southerly side of Sharpe Avenue and runs back between parallel lines 168 feet to alley.

Being the same property conveyed to Brian L. Cooper and Valerie L. Cooper by Warranty Deed dated July 28, 2016 from Royce Ann Vaughn, of record in Instrument No. 20160728-0077832, Register's Office for Davidson County, Tennessee.

Property is known as: 1032 Sharpe Avenue, Nashville, TN 37206

WITNESS MY HAND on this the 1st day of January 2018.

Bill Garrett Davidson County
Batch# 52530 DEEDQC
01/29/2018 10:00:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180129-0008819

Brian L. Cooper

Valerie L. Cooper

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Brian L. Cooper and Valerie L. Cooper, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained as their own free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of January 2018.

My commission expires: 6-15-19

Notary Public (Seal)

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-15-2019

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of January 2018.

Valerie L. Cooper
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 1st day of January 2018.

My commission expires: 6-15-19

Notary Public (Seal)

M. TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-15-2019