Karen Johnson Davidson County
Batch# 431963 DEEDQC
07/07/2020 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200707-0073125

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
John B. Cook and Polly Cook ~~105 Dunham Springs Lane~~ 731 A Park Circle Nashville, TN 37205	SAME	104-01-320

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **JOHN B. COOK, MARRIED,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **JOHN B. COOK AND POLLY COOK, HUSBAND AND WIFE,** their successors and assigns, the following tracts of land in Davidson County, Tennessee described as follows:

BEGINNING at iron rod found in the northern margin of Park Circle, a commons corner with Sharon L. Stewart, et al (Instrument No. 20111228-0101399), thence with the margin of Park Circle, a curve to the right having a radius of 943.66' and chord bearing of South 09 degrees 12 minutes 34 seconds West for a chord length of 26.53' to a new corner; thence North 56 degrees 20 minutes 01 seconds West 157.24' to a point in the Easternly property line of the Seaboard Systems Railroad (Deed Book 1316, Page 344), a new corner; thence with a curve to the left having a radius of 3874.64' and chord bearing of North 37 degrees 01 minutes 22 seconds East, for a chord length of 25.90' to an iron rod set, a common corner with on Sharon L. Stewart, et al (Instrument No. 20111228-0101399), thence with the common line of Sharon L. Stewart, et al (Instrument No. 20111228-0101399), South 56 degrees 57 minutes 47 seconds East 170.00 ' to an iron rod found, the POINT AND PLACE OF BEGINNING, and designated as Lot 111 as shown on survey entitled John B. Cook Property, by Jeffrey K. Kimbro, RLS #1756, dated 7/12/2017.

Being part of the same property conveyed to John B. Cook, by Warranty Deed from Carl A. Grote, III ad James P. Clarke, III recorded on June 3, 1998 in Book 10959 at Page 232, Register's Office of Davidson County, Tennessee. Being part of the same property conveyed to John. B. Cook by Quitclaim Deed from John B. Cook to re-establish original lot lines, recorded on the 26th day of June 2017 of record in Instrument No. 20170626-0063862, in the Register's Office for Davidson County, Tennessee.

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

This improved property is known as: 731 A Park Circle, Nashville, TN 37205

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IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of June, 2020.

John B. Cook

John B. Cook

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, **John B. Cook** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2020.

TERESA HUFFINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF JACKSON

Teresa Huffines
Notary Public

My Commission Expires: 6/20/23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

TERESA HUFFINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF JACKSON

Teresa Huffines
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2020

My Commission expires: 6/20/23

Teresa Huffines
Notary Public

True Copy Certification

I, Adrienne Dionne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Crissi Heer, a notary public for this county and state, Adrienne Dionne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Crissi J Heer
State of Tennessee
Notary Public
Rutherford County
My Commission Expires December 18, 2021

My Commission Expires: 12/18/21
Notary Seal (If on paper)