Karen Johnson Davidson County
Batch# 446587 DEEDQC
07/30/2020 08:19:45 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200730-0083825

THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon, Esq.
PHILLIPS & INGRUM
117 East Main Street
Gallatin, Tennessee 37066
(615) 452-8030

Based on information provided by the parties.

QUITCLAIM DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Ms. Sandra Cox	SAME – NO MORTGAGEE	014 00 0 128.00
7417 Bidwell Road		014 00 0 026.00
Joelton, TN 37080		

STATE OF Kentucky)
)
COUNTY OF Jessamine)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Sworn to and subscribed before me, this 17 day of July, 2020.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 9/11/21

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the heirs of Marion Bryant Cook, "Grantors," by these presents, do hereby quitclaim and convey unto Sandra Cox, "Grantee," her heirs and assigns, all our interest in and to the following described property in Davidson County, Tennessee:

A tract of land in the 14th Civil District of Davidson County, Tennessee, more particularly described according to a survey of Hickerson-Miller, dated May 16, 1955 as follows:

Beginning at a point in the middle of Harper Road on the westerly side of said road; thence in a southerly direction along said road a line north 2 degrees 32' east 135 feet to a point; thence along said line 478 feet to a point; thence in an easterly direction along a line north 87 degrees 15' west 344.1 feet to a point; thence in a northerly direction along a fence line south 2 degrees 30' east 293.8 feet to an iron pin; thence north 87 degrees 58' west 70 feet to an iron pin; thence south 2 degrees 30' east 335.6 feet to an iron pin; thence south 89 degrees 46' east 350.3 feet to a point of beginning.

Being the same property conveyed to Grady M. Cook and wife Mary B. Cook by Deed of Record in Book 2903, Page 613, Register's Office for Davidson County, the said Mary B. Cook having predeceased Grady M. Cook; and further being the same property conveyed to Marion Bryant Cook, JoAnn Burgett, Robert Aubry Cook, Janice Faye Comer, Grady Wayne Cook and Sandra Gail Cox by the will of Grady Marion Cook, the same having been probated as Docket No. 08P936 in the Probate Court for Davidson County, said will being of record as Instrument No. 20091117-0105601 Register's Office for Davidson County, Tennessee, and further the undersigned being all of the heirs of Marion Bryant Cook who received all of his interest in the referenced property by virtue of the last will and testament of Marion Bryant Cook, probated in the Probate Court for Davidson County as Docket No. 19P-776 and the same being of record as Instrument No. 20200417-0040246 in the Register's Office of Davidson County, Tennessee. The spouses of the married grantors join in for the purposes of conveying any marital interest they may have.

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

This is unimproved property known as 0 Harper Road.

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WITNESS my hand this 17 day of July, 2020.

Brian Cook

Krista Lynn Cook
Spouse of Brian Cook

STATE OF Kentucky)
)
COUNTY OF Jessamine)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **BRIAN 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 17 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 9/11/21

STATE OF Kentucky)
)
COUNTY OF Jessamine)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **KRISTA LYNN COOK,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 9/11/21

WITNESS my hand this 15 day of July, 2020.

Barry D. Cook

Eloise Carole Cook
Spouse of Barry D. Cook

STATE OF Florida)
)
COUNTY OF Osceola)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **BARRY D. 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 15 day of July, 2020.

Notary Public State of Florida
Catherine A Lewis
My Commission GG 140931
Expires 10/03/2021

Catherine A. Lewis
NOTARY PUBLIC

My Commission Expires: 10/03/2021

STATE OF Florida)
)
COUNTY OF Osceola)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **ELOISE CAROLE COOK,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of July, 2020.

Notary Public State of Florida
Catherine A Lewis
My Commission GG 140931
Expires 10/03/2021

Catherine A. Lewis
NOTARY PUBLIC

My Commission Expires: 10/03/2021

WITNESS my hand this 22nd day of July, 2020.

Vicki ~~Cook Harper~~

Johnny Eugene Harper
Spouse of Vicki Cook Harper

STATE OF TN)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **VICKI COOK HARPER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

LISA P SMET
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WITNESS my hand, at office, this 22nd day of July, 2020.

NOTARY PUBLIC

My Commission Expires: Aug 31, 2021

STATE OF TN)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **JOHNNY EUGENE HARPER,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

LISA P SMET
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WITNESS my hand, at office, this 22nd day of July, 2020.

NOTARY PUBLIC

My Commission Expires: Aug 31, 2021

WITNESS my hand this 9th day of July, 2020.

Richard M. Cook
Unmarried

STATE OF Tennessee)
)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **RICHARD M. 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 9th day of July, 2020.

Carolyn S. Kelley
NOTARY PUBLIC

My Commission Expires: 6-21-22

CAROLYN S. KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WITNESS my hand this 14th day of July, 2020.

Amanda H. Cook
Unmarried

STATE OF Ohio)
)
COUNTY OF Franklin)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **AMANDA H. COOK**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 01-25-2021

NOTARIAL SEAL
STATE OF OHIO

DUSTIN DILLON
NOTARY PUBLIC - OHIO
COUNTY OF MADISON
MY COMMISSION EXPIRES 01-25-2021