Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deeds of record.

Karen Johnson Davidson County
Batch# 500368 DEEDQC
10/22/2020 01:03:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201022-0123000

DRAGON PARK, LLC

TO: QUITCLAIM DEED

BRENDA L. COOK, TRUSTEE of the
DAN W. COOK TENNESSEE INVESTMENT SERVICES TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 1st day of October, 2020, by Grantor, **DRAGON PARK, LLC, a Tennessee Limited Liability Company**, to Grantee, **BRENDA L. COOK, TRUSTEE of the DAN W. COOK TENNESSEE INVESTMENT SERVICES TRUST**, Witnesseth:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded and described as follows:

PARCEL ONE: 2411 BLAKEMORE AVE.

Land in Davidson County, Tennessee, Being Lot No. 7, G.P. McLaurine's Subdivision of record in Plat Book 57, Page 149, Register's Office for said County, along with part of a closed Alley described in Book 5255, Page 343, Register's Office for said County, to which reference is hereby made for a more complete description.

Together with any rights, title, and interest, as set out in the Agreement to Establish and Exchange Easement Rights and Ordinance Number BL2009-490 of record as Instrument Number 20091019-0096512, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record including those of record in Book 57, Page 149; Book 4626; Page 719; Book 10737, Page 558; Book 5255, Page 343; and Instrument Number 20091019-0096512, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Dragon Park, LLC a Tennessee Limited

Liability Company by Warranty Deed from Blakemore Primitive Baptist Church, dated October 20, 2009 and recorded October 21, 2009 of record in Instrument Number 20091021-0097369, Register's Office for Davidson County, Tennessee.

PARCEL TWO: 4710 CHARLOTTE AVE.

Land in Davidson County, Tennessee, being Lot Nos. 615, 617, 619, 621, and 623 on the Plan of Block 90, Plan No. 1, West Nashville, as shown by plat and survey of record in Plat Book 57, pages 74 and 75, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dragon Park, LLC a Tennessee Limited Liability Company by Warranty Deed from Trustees of the Nashville District, Tennessee Conference of the United Methodist Church, dated March 1, 2017 and recorded March 6, 2017 of record in Instrument Number 20170306-0021937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

DRAGON PARK, LLC

By: _____
DAN W. COOK, Sole Member
Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared DAN W. COOK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member for Dragon Park, LLC, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Sole Member.

Witness my hand and seal at office this the 13TH day of October, 2020.

My Commission Expires:
9/6/2022.

_____
Notary Public

MICHAEL DUNIGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Brenda L. Cook, Trustee Dan W. Cook Tennessee Investment Services Trust 332 Walnut Drive Nashville TN 37205	SAME / OWNER
Property Addresses:	Map and Parcel Nos.
PARCEL ONE: 2411 Blakemore Avenue Nashville, TN 37212	104 07 0 391.00
PARCEL TWO: 4710 Charlotte Avenue Nashville, TN 37209	091 15 0 261.00

STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is **$-0-**

Affiant

MICHAEL DUNIGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 13TH day of October, 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/6/2022