Karen Johnson Davidson County
Batch# 553825 DEEDQC
01/13/2021 03:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210113-0006131

THIS DOCUMENT PREPARED BY: **ALICE M. BOHANNON, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. **Raiford W. Cooper, Jr., Affiant** Subscribed and sworn to before me, this 11th day of January, 2021. **Notary Public** My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Jack Glenn Cooper 3056 Dominion Cove Lakeland, TN 38002	SAME	Map 142-09-0-F Parcel 626.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that Raiford W. Cooper, Jr. (the "Grantor"), for love and affection as a gift, hereby releases, remises and quitclaims unto Jack Glenn Cooper, all of the right, title and interest of the Grantor's in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference. A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 11 day of January, 2021.

Raiford W. Cooper, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raiford W. Cooper, Jr., with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of January, 2021.

Notary Public

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, being more particularly described as follows:

> Unit No. 626, together with the Carport designated No. 626-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, and Book 8123, page 960, as amended in Book 6900, page 654, et. seq, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to Raiford W. Cooper, Jr. and Jack Glenn Cooper, as equal tenants-in-common, by deed from Raiford W. Cooper, Jr. and Jack Glenn Cooper, Executors of the Estate of Mary B. Cooper, deceased, of record in Instrument No. 20210113-0005940, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2021 taxes as set forth above.

This is improved property known as 626 General George Patton Road, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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.

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Alice M. Bohannon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

