Karen Johnson Davidson County
Batch# 554109 DEEDQC
01/14/2021 10:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210114-0006463

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. Jack G Cooper **Affiant** Subscribed and sworn to before me, this 11th day of January, 2021. Alice M. Bohannon **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

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the express purpose of establishing a tenancy by the entirety between a husband and wife by direct conveyance in accordance with T.C.A.§ 66-1-109, I, **Jack Glenn Cooper**, hereinafter called the Grantor, hereby remise, release and quitclaim unto **Jack Glenn Cooper and Tammy Cooper, as tenants by the entirety**, hereinafter called the Grantees, and the Grantees' successors, heirs and

assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee 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.

Jack Glenn Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack Glenn Cooper, 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 Jack Glenn Cooper by deed from Raiford W. Cooper, Jr., of record in Instrument No. 20210113-0006131, 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)

