Karen Johnson Davidson County
Batch# 556707 DEEDWARR
01/20/2021 08:23:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210120-0008247

This Instrument Prepared By and Mail to:
Egerton, McAfee, Armistead, & Davis, P.C.
P.O. Box 2047
Knoxville, Tennessee 37901

Name and Address of Property Owner and Responsible Taxpayer:
Christina Mason, Trustee
4416 Chapman Hwy
Knoxville, TN 37920

Parcel Identification Number Assigned by County Tax Assessor: 175 00 0 054.00

WARRANTY DEED

THIS INDENTURE is made this 30 day of ~~October~~ December, 2020, by and between **Louise Cooper** ("First Party") and **Christina Mason, Trustee of the Louise Cooper TN Real Estate Trust dated ~~October~~ December 30, 2020** ("Second Party").

WITNESSETH:

That said First Party, for and in consideration of the sum of One and 00/100 Dollar ($1.00) and other good and valuable consideration to her in hand paid by the Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, released, warrantied, and conveyed and does hereby grant, bargain, sell, release, warranty, and convey unto the Second Party, all of First Party's right, title, and interest in and to the premises, to-wit:

BEING a part of Lots 11, 12, 13, 14, 15, 16 and all of Lot 13 on the Plan of the Cimarron Subdivision of the Isaac Whitworth property, not of record. BEGINNING at the Southeast corner of the tract herein conveyed, the Southeast corner of Lot 13, the Northeast corner of the tract sold by W. H. Tucker to A. S. Roberson an iron pipe in the ditch about 100 feet North of the present center line of the Murfreesboro Road; thence North 87 deg. 48 feet West (formerly South 86 3/4 deg. West) passing an old iron pipe in the fence at 75.3 feet in all 121.8 feet to the present center line of the Murfreesboro Road; thence North 47 deg. 33 feet West with the center line of the Murfreesboro Road; passing the fronts of Lots 13, 12 and into the front of Lot 11, in all 379.3 feet, a corner with Oden; thence leaving the Murfreesboro Road, North 32 deg. 49 feet East with Oden's line, passing an iron pipe in the fence at 31 feet, passing an iron pipe at 185.4 feet, in all 380.5 feet to an iron pipe, a corner with Oden; thence continuing with Oden's line North 24 deg. 30 feet East (magnetic 1953) passing an iron pipe at 270.7 feet, in all 472.1 feet to an iron pipe; a corner with Oden; thence South 86 deg. 30 feet East with Oden 62.5 feet to an iron pipe in the old road; thence South 3 deg. 35 feet West (formerly South 3 3/4 deg. East) along and about the center line of an abandoned road, passing iron pipes at 299.7 feet and 654.8 feet, in all 1,008.0 feet to the BEGINNING, containing 5.1 acres, more or less.

BEING the same property conveyed to Earl R. Cooper and wife, Louise Cooper by Deed from Christina Norris, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee dated May 25, 1982, of record in Book 5891, Page 155, in the Register's Office for Davidson County, Tennessee. Earl R. Cooper died on August 18, 2016.

THE ABOVE LEGAL DESCRIPTION IS THE SAME LEGAL DESCRIPTION AS THE PRIOR DEED OF RECORD, NO SURVEY HAVING BEEN PREPARED AT THE TIME OF THIS CONVEYANCE.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY

FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

Said First Party, for herself and her heirs, successors, representatives, and assigns, does hereby covenant with said Second Party, its representatives, successors, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority, and right to convey the same, and that said premises are free from all encumbrances, and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said First Party has caused this instrument to be executed as of the day and year first above written.

Louise Cooper

Louise Cooper

STATE OF ~~OHIO~~ Tennessee
COUNTY OF Sevier

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **Louise Cooper**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day ~~October~~ December, 2020.

My Commission Expires
October 25, 2023

Notary Public

My Commission Expires: _____

MEEKA M. MORKERT
NOTARY PUBLIC
STATE OF TENNESSEE

This transaction is exempt from tax under Tenn. Code Ann. § 67-4-409(a)(3)(F) as a transfer to a revocable living trust. No affidavit of value is required under Tenn. Code Ann. § 67-4-409(a)(5).