NEW OWNER:

Frank D. Cook and Katherine Juanita Cook
4451 Andrew Jackson Parkway
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map: 75-7, Parcel: 33

This instrument was prepared solely with information provided by the parties.

Karen Johnson Davidson County
Batch# 595350 DEEDQC
03/18/2021 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210318-0036319

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 of which is hereby acknowledged **KATHERINE JUANITA COOK,** does convey unto **FRANK D. COOK AND KATHERINE JUANITA COOK, HUSBAND AND WIFE,** their heirs and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Tulip Grove, Section 2, as of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee.

SAID Lot No. 76 fronts 100 feet along the southeasterly margin of Andrew Jackson Parkway and extends back between lines measuring 150.04 feet on the southwesterly line and 101.43 feet on the northeasterly line, to a broken line in the rear on which it measures 111.42 feet.

Being the same property conveyed to Katherine Juanita Cook, by Quitclaim Deed from Frank D. Cook, of record in Book 9598, Page 488, Register's Office of Davidson County, Tennessee. For further reference see deed of record in Book 5444, Page 814, Register's Office of Davidson County, Tennessee.

This is improved property known as 4451 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

WITNESS SIGNATURE(S) this 9th day of March, 2021.

Katherine Juanita Cook
KATHERINE JUANITA COOK

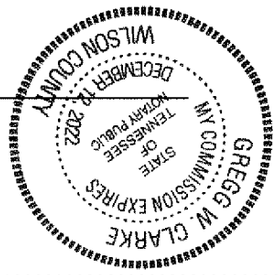
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KATHERINE JUANITA COOK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within-named bargainor, executed the within instrument.

WITNESS my hand and official seal at office, this 9th day of March, 2021.

Notary Public

My commission expires:



****

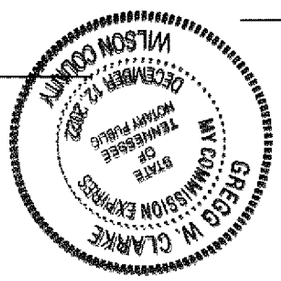
The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 9th day of March, 2021.

Notary Public

My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY