This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

Karen Johnson Davidson County
Batch# 648946 DEEDQC
06/03/2021 10:43:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210603-0074458

ADDRESS NEW OWNER:
Kenneth E. Cooper, III
902 Battery Ln.
NASH TN. 37220

SEND TAX BILL:
To Owner

OWNER:
Same

MAP AND PARCEL:
132 09 0 110.00

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I, Frances C. Cooper, hereby Quitclaim all my interest to Kenneth E. Cooper, III, unmarried, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being the southwest part of Lot No. 23 on the Plan of Oak Hill Subdivision No. I, property of W. H. Soper, as of record in Book 547, page 49, Register's Office for said County.

SAID part of said lot fronts 100 feet on the north side of Battery Road and extends back 435.7 feet on the west line and 425.9 feet, more or less on the east line to a dead line and measures 100 feet thereon.

Being the same property conveyed to Kenneth E. Cooper, Jr. and wife, Frances C. Cooper , by Deed from James G. Johnson, Jr. and wife, Suzanne T. Johnson, of record in Book 5193, Page 347, Register's Office for Davidson County, Tennessee. The said Kenneth E. Cooper, Jr. now being deceased having died in Davidson County, Tennessee on December 27, 2020.

The grantor, Frances C. Cooper, retains unto herself a life estate in the property described herein.

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Kenneth E. Cooper, III, his heirs and assigns, forever; and I, Frances C. Cooper covenant with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of May, 2021.

Frances C. Cooper

Frances C. Cooper

STATE OF TENNESSEE)
COUNTY OF Tennessee)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frances C. Cooper, the 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 purpose contained therein. Witness my hand and seal at Nashville, Tennessee this the 11th day of May, 2021.

NOTARY PUBLIC

ERIN PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is -0-.

AFFIANT

Subscribed and sworn to before me this 14 day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 07-09-22

DANIELLE KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY