This instrument was prepared by:
Denty Cheatham, Attorney
Cheatham, Palermo & Garrett
43 Music Square West
Nashville, TN 37203

Address New Owner	Send Tax Bills To:	Map-Parcel No.
Judy A. Nixon 3920 Meadow Road Nashville, TN 37218	New Owner	69-4-72

Karen Johnson Davidson County
Batch# 670833 **DEEDQC**
07/02/2021 02:14:57 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210702-0090257

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Judy A Nixon

Sworn to and subscribed before me this 1 day of July, 2021.

MICHELLE ANN MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

NOTARY PUBLIC

My Comm. Expires: 9-7-21

For and in consideration of love and affection, and no monetary consideration, we, Roy L. Cook, Mary L. Troup, Michael W. Cook, and Loretta J. Jones, do hereby quitclaim and convey all of our right, title and interest in and to the following described property to our sister, Judy A.

Nixon; and I, Nancy M. Cook, do hereby quitclaim and convey all of my right, title and interest in such property to my aunt, Judy A. Nixon, said property being described as follows:

> Land in Davidson County, Tennessee being Lot No. 14 of Block "AA" on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for said County.
>
> Said Lot No. 14 fronts 100 feet on the east side of Meadow Road and runs back between parallel lines 175 feet to a dead line.
>
> Being the same property conveyed to Judy A. Nixon and Edna Irene Cook, both unmarried, by Warranty Deed from Louise Flynn, unmarried, dated April 3, 1998, and of record in Book 10873, page 802, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 3920 Meadow Road, Nashville, Tennessee 37218.

Witness our hands this 1 day of July, 2021.

Roy L. Cook
ROY L. COOK

Mary L. Troup
MARY L. TROUP

Nancy M Cook
NANCY M. COOK

Loretta J. Jones
LORETTA J. JONES

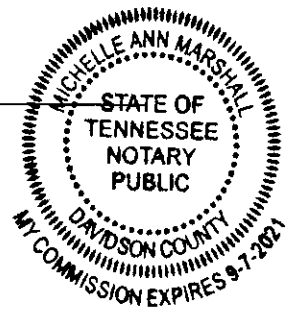
Michael W. Cook
MICHAEL W. COOK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy L. Cook, Mary L. Troup, Nancy M. Cook, Michael W. Cook, and Loretta J. Jones, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee this 1st day of July, 2021.

Notary Public



My commission expires: 9-7-21

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

AFFIDAVIT OF HEIRSHIP

I, Judy Diane Crook, of 1192 Pickle Knight Road, Joelton, Tennessee, being first duly sworn, make the following affidavit regarding facts about my relatives based on my personal knowledge, which may be relevant to matters involving inheritance of real property in which I am not personally interested. I am an adult.

Edna Irene Cook, who was recently deceased, was my grandmother. Edna Irene Cook had six children born to her during her lifetime. One of them died before Edna Irene Cook's death. This was William P. Cook, Jr. William P. Cook, Jr. had only one child, a daughter named Nancy M. Cook, who survived him and is still living. The other five living children of Edna Cook who have survived her are Judy A. Nixon of 3920 Meadow Road, Nashville, Tennessee; Roy L. Cook of 103 Oakmont Drive, Mount Juliet, Tennessee; Mary L. Troup of 3905 Meadow Road, Nashville, Tennessee; Michael W. Cook of 3919 Meadow Road, Nashville, Tennessee; and Loretta J. Jones of 126 Southburn Drive, Hendersonville, Tennessee.

Judy D. Crook

Judy Diane Crook

Sworn to and subscribed before me this 1 day of July, 2021.

Notary Public

My commission expires: 9-7-21

MICHELLE ANN MARSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021