EXECUTOR'S QUITCLAIM DEED

	MAP PARCEL NUMBERS: 10306018000 DS 00 MapNum 103 Gp 6 Parcel 180
ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**
Ronald Franklin Vanderpool, Jr., Mary Anne Cook, Connie Cook Vanderpool, Amanda Rippy, and Mamie Sheldrick	Same
782 Pathview Court	
Dacula, Georgia 30019	

Karen Johnson Davidson County
Batch# 739519 DEEDQC
10/19/2021 12:17:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211019-0140271

James Foster Cook, Jr., died testate on June 11, 2019. The testate estate was admitted to probate on September 12, 2019, in the Probate Court of Davidson County, Tennessee, Docket No. 19P1359. The Will named Ronald Franklin Vanderpool, Jr. as Executor. The Executor, by signing this deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the powers of the Will of James Foster Cook, Jr., Ronald Franklin Vanderpool, Jr., Executor, quitclaims to Ronald Franklin Vanderpool, Jr. (1/9 interest), Mary Anne Cook (1/3 interest), Connie Cook Vanderpool (1/3 interest), Amanda Rippy (1/9 interest) and Mamie Sheldrick (1/9 interest), as tenants in common, all title and interest in the following described real estate in Davidson County, Tennessee;

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Brookside Court's Addition No. 3, as of record in Book 1835, Pg. 107, of said Registers' Office.

Said Lot No. 4 front 70-feet on the northerly margin of Stoneway Trail and extends back 151 ft. on the westerly line and 153.9 ft. on the easterly line, to a deadline in the rear, measuring 80 ft. thereon.

Being part of the same property conveyed to Andrew's Properties, Inc., by deed from Nelson C. Andrews and wife, Sue Andrews, as of record in Book 5246, Pg. 370, Registers' Office for Davidson County, Tennessee.

Nelson C. Andrews and wife, Sue Andrews, conveyed their interest in the easements conveyed to them by Danny C. Nelson, of record in Book 5315, Pg. 295, said Registers' Office, and from Wayne Lashley Hall and wife, of record in Book 5322, Pg. 382, said Registers' Office, the Grantees herein. Being the same property conveyed to James F. Cook, Jr., unmarried, by warranty deed from Andrew's Property, Inc., in Book 5327, Pg. 223, in the Registers' Office for Davidson County, Tennessee.

This is improved property known as 5612 Stoneway Trail, Nashville, Tennessee, 37209.

WITNESS my hand this 12 day of OCTOBER, 2021.

ESTATE OF JAMES FOSTER COOK, JR.

Ronald Franklin Vanderpool Jr., EXECUTOR

By: RONALD FRANKLIN VANDERPOOL, JR., EXECUTOR

STATE OF GA)
COUNTY OF Gwinnett)

Personally appeared before me, a Notary Public in and for said County and State, the within named, RONALD FRANKLIN VANDERPOOL, JR, representative of Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and official seal at Dacula, GA County, Gwinnett, on this 12 day of October, 2021.

Jerry Davis
Notary Public

JERRY DAVIS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires Nov. 6, 2022

My Commission Expires: 11-6-22

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

WITNESS my hand this 12 day of OCTOBER, 2021.

ESTATE OF JAMES FOSTER COOK, JR.

Ronald Franklin Vanderpool Jr., EXECUTOR

By: RONALD FRANKLIN VANDERPOOL, JR., EXECUTOR

WITNESS my hand and official seal at Dacula, GA County, Gwinnett, on this 12 day of October, 2021.

Jerry Davis
Notary Public

My Commission Expires: 11-6-22

JERRY DAVIS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires Nov. 6, 2022

This instrument was prepared by:

LEITNER, WILLIAMS, DOOLEY & NAPOLITAN, PLLC

By: ***s/ Thomas J. Dement II***
Thomas J. Dement II
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