Karen Johnson Davidson County
Batch# 806387 DEEDQC
02/15/2022 03:01:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220215-0017610

THIS INSTRUMENT PREPARED BY:

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4501 Charlotte Ave, #90743
Nashville, TN 37209

LYDIA K. GREGORY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 7, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

KB Cook

KEITH COOK, Affiant

Subscribed and sworn to before me, this 4th day of January, ~~2021~~ 2022.

Lydia K. Gregory

NOTARY PUBLIC

My Commission Expires: 5/07/24

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MEGAN COOK 912 Fairwin Avenue Nashville, TN 37216	New Owner	Map and Parcel No.: 072-09, 300

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on July 28, 2021, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Megan English Cook v. Keith Bradford Cook Jr.*, Docket Number 20D-857, Keith Cook has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said MEGAN COOK, her heirs, successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

This is improved property known as 912 Fairwin Avenue, Nashville, Tennessee 37216, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Eskridge Subdivision of Part of The W.B. Franklin Property, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Keith Cook and Megan Cook by Warranty Deed from Margaret A. Nourse, unmarried, of record in Instrument Number 20091105-0102361.

This conveyance is subject to taxes for 2021 and subsequent years and such limitations, restrictions, mortgage and encumbrances as may affect the premises.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 4th day of January, ~~2021.~~ 2022.

KEITH COOK, Grantor

LYDIA K. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, or appeared via video conference technology, the undersigned Notary Public, in and for the said county and state, the within named **KEITH COOK,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of January, ~~2021~~ 2022.

Lydia K. Gregory
Notary Public

My Commission Expires: 5/07/24