Karen Johnson Davidson County
Batch# 809534 DEEDQC
02/22/2022 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220222-0020064

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Irwin J. Kuhn, McCracken-Kuhn. PLLC (615) 669-6859 Kuhn@McCracken.Law 4501 Charlotte Ave, #90743 Nashville, TN 37209	The actual consideration for this transfer is: $0.00 K B 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

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

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

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

CERTIFICATE OF AUTHENTICITY

I, Irwin J. Kuhn, do hereby make oath that I am a licensed attorney and the custodian of the original version 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.

1.21.2022

Irwin J. Kuhn BPR 11030 Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathy S. Moctezuma, a notary public for this county and state, Irwin J. Kuhn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/8/2025

Notary's Seal (If on paper)

KATHY S. MOCTEZUMA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025