Karen Johnson Davidson County
Batch# 841639 DEEDQC
04/19/2022 11:06:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220419-0044859

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Darrell Cooke and Tamra Cook 6633 Burkitt Rd. Antioch, TN 37013	Same	Parcel id 18700000600 Parcel id 18700007300

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **I, DARRELL ALLEN COOKE, MARRIED,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **DARRELL ALLEN COOKE AND TAMRA ANN COOKE, HUSBAND AND WIFE,** their heirs and assigns, the following tracts of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT "A"

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

These properties are known as: 6636 Burkitt Road, Nashville, TN 37013
6633 Burkitt Road, Nashville, TN 37013

Witness my hand this 9th day of December, 2021

DARRELL ALLEN COOKE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell Allen Cooke with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2021

Commission expires:

Notary Public

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2021.

Notary Public

D. DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

EXHIBIT "A"

6636 Burkitt Road, Nashville, TN 37013 Parcel id 18700000600

Land situated in the 5th Civil District of Davidson County, Tennessee, containing 11.75 acres, more or less, according to a survey made by E. L. Miller, Jr. & Co., dated March 18, 1963, more particularly described as follows:

Tract No. 5:

Beginning at a spike in the center line of Burkett Road approximately 2 miles plus 911 feet east from the Nolensville Road; thence North 4 deg. 52' east a distance of 1,279 feet to an iron pin; thence south 89 deg. 00 east a distance of 198 feet to an iron pin; thence south 4 deg. 52' east a distance 1,294 feet to a spike in the center line of Burkett Road; thence along the center line of Burkett Road, north 85 deg, 08' west a distance of 198 feet to a spike, the point of beginning: said tract being designated as Tract No. 5 and containing 5.85 acres, more or less.

Tract No. 6:

Beginning at a spike in the center of Burkett Road approximately 2 miles plus 1,109 feet east from the Nolensville Road; thence north 4 deg. 52' east a distance of 1,294 feet to an iron pin; thence south 89 deg. 00' east a distance of 198 feet to an iron pin; thence south 4 deg. 52' west a distance of 1,304 feet to a spike in the center line of Burkett Road; thence along the center line of Burkett Road, north 85 deg. 55' west a distance of 164,7 feet to a spike in the center line of Burkett Road; thence still along the center line of Burkett. Road north 85 deg. 08' west a distance of 33:3. feet to the point of beginning; said tract being designated as Tract No. 6, and containing 5.90 acres, more or less.

Containing in all 11.75 acres, more or less. Being the same property conveyed to Harold F. Cooke and wife, Ruby Lucky Cooke by deed from W. Lawrence Lethold and Robert T. Rucker of record in Book 3877, page 623, Register's Office for Davidson County, Tennessee. The said Ruby Lucky Cooke having since died on August 20, 2006 leaving Harold F. Cooke as the surviving tenant by the entirety. The said Harold F. Cooke having since died on April 2, 2021. The said Harold F. Cooke's Last Will and Testament having been opened for probate in Docket No. 21P-814 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Darrell Allen Cooke is the residuary beneficiary under said Last Will and Testament.

6633 Burkitt Road, Nashville, TN 37013 Parcel id 18700007300

Land in the Fifth Civil District of Davidson County, Tennessee, being Tract No. 3 of the division of Roberta L. McFarlin property, not of record, and being described according to a survey of J. Bruce Rainey, Surveyor, No: 823, dated August 28, 1981, as follows:

Beginning at an iron pin set on the southerly margin of Burkitt Road (25 feet south of the centerline), said point of beginning being 435.24 feet easterly from the Northeast corner of the Gordon Wheeler land of record in Book 3705, page 85, Register's Office for Davidson County, Tennessee; thence with said margin South 83° 41' 45" East 200.09 feet to an iron pin; thence leaving the margin of said Road South 04° 47' 39" West 2215.89 feet to an iron pin in the north line of the William Guthrie land of record in Book 4966, page 332, Register's Office for Davidson County, Tennessee; thence with Guthrie's line and a fence North 85° 51' 38" West 32.12 feet to an iron pin; thence North 85° 14' 10" West 310.53 feet to an iron pin; thence North 85° 26' 56" West 266.29 feet to an iron pin; thence with the line of 0. D. Guthrie North 04° 05' 23" East 351.34 feet to an iron pin; thence North 02° 23' 18" West 39.77 feet to an iron pin; thence North 01° 51' 47" East 41.14 feet to an iron

pin; thence North 02° 59' 49" East 242.07 feet to an iron pin; thence North 039 35' 36" East 49.74 feet to an iron pin; thence leaving Guthrie's line South 85° 24' 46" East 434.35 feet to an iron pin; thence North 04° 35' 14" East 1497.73 feet to the point of beginning, containing 17.03 acres, more or less.

Being part of the same property conveyed to Harold F. Cooke and wife, Ruby Lucky Cooke by Warranty Deed from W. Lawrence Lethold and Robert T. Rucker, of record in Book 5804, Page 17 in the Register's Office for Davidson County, Tennessee. The said Ruby Lucky Cooke having since died on August 20, 2006 leaving Harold F. Cooke as the surviving tenant by the entirety. The said Harold F. Cooke having since died on April 2, 2021. The said Harold F. Cooke's Last Will and Testament having been opened for probate in Docket No. 21P-814 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Darrell Allen Cooke is the residuary beneficiary under said Last Will and Testament.