Karen Johnson Davidson County
Batch# 845982 DEEDQC
04/26/2022 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220426-0048166

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **TAX MAP/PARCEL #** |
|---|---|---|
| Stanley H. Cooper, et. ux. | Same as new owner | Map 008 |
| 4108 Baxter Rd. | | Parcels 004.00 and |
| Joelton, Tennessee 37080 | | 202.00 |

# QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For the purpose of creating a tenancy in the entireties in myself and my wife, and the benefits accruing to the parties thereby, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **STANLEY H. COOPER,** quitclaim and convey to **STANLEY H. COOPER and wife DELORES COOPER** all of my right, title and interest in and to the following real property:

**Tract 1: Tax Map 008, Parcel 004.00**

BEGINNING at a point in the northwesterly margin of Baxter Road, being the point of intersection of Bailey Rediker's northerly line with said Road; thence with said Rediker's northerly line North 88° west 210 feet to a point; thence North 2° east 190 feet to a point; thence South 74° 30′ east 357 feet to the northwesterly margin of Baxter Road; thence with the northwesterly margin of said Road, being a broken line, South 62° 30′ west 75 feet and South 50° west 100 feet to the point of beginning, containing one acre, more or less, according to a survey of John Kohl, surveyor, on February 6, 1969.

BEING the same property conveyed to Stanley H. Cooper, a single person, by Special Warranty Deed from the Administrator of Veterans' Affairs, of record in Book 4622, Page 41, Register's Office for Davidson County, Tennessee.

**This is improved property located at 4108 Baxter Road, Joelton, Tennessee.**

**Tract 2: Tax Map 008, Parcel 202**

BEGINNING at an iron pin at the southwest corner of the Stanley Cooper property, said point being in a north line of the Ben Knight property; thence along said north line of Ben Knight, North 84 degrees 54 minutes 05 seconds West a distance of 135.26 feet to a concrete monument; thence continuing along said Knight property, North 32 degrees 44 minutes 18 seconds East a distance of 272.19 feet to an iron pin in the south line of the J. E. Greer property; thence along the south line of said Greer and Ben Knight properties, South 63 degrees 31 minutes 01 second East a distance of 121.81 feet to an iron pin at the northwest corner of the Stanley Cooper property, thence along the west line of said Cooper property South 33 degrees 03 minutes 52 seconds West a distance of 222.72 feet to the point of beginning, containing 0.684 acres, more or less, according to survey by Earl R. Mayo, RLS Tennessee No. 1339, 2309 Ewell Elliott Road, Pleasant View, Tennessee, 37146, dated April 26, 1995.

BEING the same property conveyed to Stanley H. Cooper by quitclaim deed from Ben Knight, of record in Book 9942, Page 566, said Register's Office.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 4/19/2022

Stanley H. Cooper
**Stanley H. Cooper**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, the within named **Stanley H. Cooper**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 4/19/2022

DANIEL L. WISCHHUSEN STATE Notary Public TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/9/2022

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Actual consideration or value for this transfer, whichever is greater, is $ -0-.

Delores A. Cooper
Affiant

Sworn to and subscribed before me this date: 4/19/2022

DANIEL L. WISCHHUSEN Notary Public STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/9/2022

## CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 19TH day of APRIL, 2022.

Date: 4-19-2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 19TH day of APRIL, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY