Karen Johnson Davidson County
Batch# 886591 DEEDQC
07/11/2022 08:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220711-0079164

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER:	**CHARLOTTE A. COOPER** **1417 Fatherland Street** **Nashville, TN 37206**
Send Tax Bills to:	**NEW OWNER**
MAP AND PARCEL:	**Part of Map 83 Group 13-0 Parcel 297**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of Charlotte Anthony Cooper v. Peter Michael Cooper, in the Third Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Peter M. Cooper, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Charlotte A. Cooper, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot 92, Block I on the Plan of the Division of the Home Place of Eliza M. Lindsley, Deceased, as of record in Plan Book 2, page 92, Records of Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.
>
> This the same description as in the previous deed of record
>
> *Being the same property conveyed to Peter M. Cooper and wife, Charlotte A. Cooper, by Warranty Deed dated October 31, 2002, from Dan Eaton d/b/a Vintage Builders, of record, Instrument No. 20021105-0135648, Register's Office for Davidson County, Tennessee.*
>
> This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 1417 Fatherland Street, Nashville, TN 37206.

IN TESTIMONY WHEREOF I have executed this instrument this the ~~1st~~ 8th day of ~~June~~ July 2022.

PETER M. COOPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Peter M. Cooper, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the ~~1st~~ 8th day of ~~June~~ July 2022.

NOTARY PUBLIC

JANICE STANLEY WALDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires on November 6, 2023.

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA 66-5-209(6)

I, Stephanie Woodall, 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 July 7, 2022 (date of document).

Stephanie Woodall

Affiant Signature

Date July 7, 2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2022.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

