Karen Johnson Davidson County
Batch# 912897 DEEDQC
09/06/2022 03:18:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220906-0100019

This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

New Owner:	Send Tax Bill:	Map/Parcel
Robert Bradford Cooper, Jr. and Diana Lynn Cooper, Trustees of the Cooper Joint Revocable Living Trust dated August 25, 2022, and any amendments thereto 4073 Liberton Way Nolensville, TN 37135	Davidson County Metropolitan Trustee PO Box 196358 Nashville, TN 37219	187 09 0A 109.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 25th day of August 2022.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ROBERT B. COOPER, JR.** and **DIANA L. COOPER**, husband and wife, by these present do hereby quitclaim and convey unto **ROBERT BRADFORD COOPER, JR. AND DIANA LYNN COOPER, TRUSTEES OF THE COOPER JOINT REVOCABLE LIVING TRUST DATED AUGUST 25, 2022, AND ANY AMENDMENTS THERETO**, as tenants by the entireties, its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 109, Burkitt Village, Phase Eight, as shown on record in Instrument Number 20170816-0084229, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more

complete and accurate legal description.

Being part of the same property conveyed to Robert B. Cooper, Jr. and Diana L. Cooper, by deed from Lake Forest Homes, Inc., a Tennessee Corporation, of record in Instrument Number 20180314-0024124, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- **Taxes and assessments for the year 2018 and subsequent years a lien but not yet due and payable.**
- **Subject to all matters on Plan of record in Instrument No. 20170816-0084229, Register's Office for Davidson County, Tennessee.**
- **Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20130717-0074035, Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, and Instrument No. 20171108-0114807, Register's Office for Davidson County, Tennessee.**
- **Conveyance of the common area to Burkitt Village Homeowner's Association, Inc., of record in Instrument No. 20171108-0114808, Registers Office for Davidson County, Tennessee.**
- **Charter of Burkitt Village Homeowners Association, Inc., of record in Instrument No. 20121213-0114972, Register's Office for Davidson County, Tennessee.**
- **Storm Water Detention Agreement of record in Instrument No. 20121029-0098753, Instrument No. 20130724-0076308, and Instrument No. 20131216-0126751, Register's Office for said County. Grant of Easement of record in Instrument No. 20140509-0039932, Register's Office for Davidson County, Tennessee. Assignment of Lease of record in Instrument No. 20140509-0039933, Register's Office for Davidson County, Tennessee. Land Lease to the United States of America of record in Book 6288, page 837, Register's Office for Williamson County, Tennessee. Application for Greenbelt of record in Instrument No. 20090730-0071373, Registers Office for Davidson County, Tennessee.**
- **Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.**

This is improved property known as: 4073 Liberton Way, Nolensville, TN 37135.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

WITNESS MY HAND this 25 day of August, 2022.

By: Robert B. Cooper Jr
ROBERT B. COOPER, JR.

Diana L. Cooper
DIANA L. COOPER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Cooper, Jr. and Diana L. Cooper, 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 at Franklin, TN, this 25th day of August, 2022.

NOTARY PUBLIC
My Commission Expires: 3/19/2025