This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 937776 DEEDQC
11/03/2022 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221103-0118811

QUITCLAIM DEED

Address New Owners:
Charles W. Cook, Jr., Trustee
Charles W. Cook, Jr. Trust
3608 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
104-09-0-090.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Charles W. Cook, Jr. (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Charles W. Cook, Jr., Trustee, and his successors in trust, of the Charles W. Cook, Jr. Trust dated November 2, 2022 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee and any improvements thereon (the "Property"), more particularly described as follows:

Being the westerly half of Lot No. 127 and all of Lots Nos. 129 and 131 in Block 6 in Division "A" of the Plan of Richland Realty Company, which is of record in Plan Book 161, page 151, in the Register's Office for Davidson County, described as follows:

Beginning at a point on the northerly margin of Richland Avenue, 140 feet west of the westerly margin of Bowling Street; running thence northwardly and parallel with said margin of Bowling Street, 192.5 feet to the southerly margin of an alley; running thence westerly with the said margin of said alley, 125 feet; thence southwardly and parallel with said margin of Bowling Street, 192.5 feet to the said margin of Richland Avenue; thence running eastwardly with the said margin of Richland Avenue, 125 feet to the beginning point.

Being the same property conveyed to Charles W. Cook, Jr. and wife, Sally F. Cook by deed from Richland Renovations, Ltd., of record in Book 6656 page 550, Register's Office for Davidson County, Tennessee. The said Sally F. Cook died on May 8, 2001, and her interest vested in Charles W. Cook, Jr., her surviving spouse.

The legal description is the same as the previous deed of record.

This is improved property known as 3608 Richland Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 2nd day of November, 2022.

Charles W. Cook, Jr., Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Charles W. Cook, Jr., Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 2 day of November, 2022.

Notary Public

My Commission Expires: 5/9/2026

SARAH DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409 **(a)(1)(C)(vi)** – transfer to revocable trust.

Affiant

Subscribed and sworn to before me this 2nd day of November, 2022.

Notary Public

My Commission Expires: 5/9/2026

SARAH DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 11/2/2022 (date of document).

Carla L Lovell
Carla L. Lovell

11/2/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2 day of November, 2022.

Sarah Dunn
Notary Public

My Commission Expires: 5/9/2026

