Karen Johnson Davidson County
Batch# 953172 DEEDQC
12/19/2022 12:17:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221219-0130950

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
Attorneys at Law
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Jarrod M. Cooper, Trustee
Jarrod M. Cooper Trust
1300 Greenwood Ave.
Nashville, TN 37206

Send tax notice to: Jarrod M. Cooper, Trustee
Jarrod M. Cooper Trust
1300 Greenwood Ave.
Nashville, TN 37206

Map and Parcel No. 083 01 0 312.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **Jarrod M. Cooper** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Jarrod M. Cooper, Trustee of the Jarrod M. Cooper Trust** ("Grantee"), a revocable living trust under agreement dated December 15, 2022, Grantor's entire interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being the Easterly ½ of Lot No. 2 on the Plan of E.T. Brown's Subdivision of the Sharpe Lands, of record in Plat Book 332, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to all restrictions, easements and planning documents of record.

The legal description is taken from the prior deed of record. This property is commonly referred to as 1300 Greenwood Ave., Nashville, Tennessee 37206.

Being the same property conveyed from Hayes E. Thompson and Maigan Thompson, husband and wife, to Jarrod Cooper*, a single man, by deed, of record in Instrument No. 20160628-0066011, Register's Office, Davidson County, Tennessee.

*Jarrod Cooper and Jarrod M. Cooper are one and the same person.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 15 day of DECEMBER, 2022.

Jarrod M. 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 bargainor, **Jarrod M. Cooper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2022.

NOTARY PUBLIC

My Commission Expires:

JULIE T. MOSS
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 21, 2025
COUNTY OF WILLIAMSON

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), this transfer is exempt from transfer tax as a deed from a transferor to the transferor's or the transferor's spouse's revocable living trust and no oath of value is required in any transaction that is exempt from tax.