Karen Johnson Davidson County
Batch# 992753 DEEDQC
04/17/2023 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230417-0027874

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 14th day of April, 2023. Notary Public My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED

Address New Owner: Frances C. Cooper 902 Battery Lane Nashville, TN 37220	Send Tax Bills To: New Owner 902 Battery Lane Nashville, TN 37220	Tax Information Map and Parcel No.: 13209011000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **KENNETH E. COOPER, III, unmarried** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **FRANCES C. COOPER, unmarried**, her heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the southwest part of Lot No. 23 on the Plan of Oak Hill Subdivision No. 1, property of W.H. Soper, as of record in Book 547, page 49, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 100 feet on the north side of Battery Road and extends back 435.7 feet on the west line and 425.9 feet, more or less, on the east line and measures 100 feet thereon.

Being the same property conveyed to Kenneth E. Cooper, III, unmarried, by quitclaim deed dated May 11, 2021, from Frances C. Cooper of record in Instrument No. 20210603-0074458, Register's Office for Davidson County, Tennessee.

This is improved property known as 902 Battery Lane, Nashville, Tennessee, 37220.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2023.

GRANTOR:

KENNETH E. COOPER, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the County and State aforesaid, KENNETH E. COOPER, III., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 14th day of April, 2023.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/14/23 (date of document).

Affiant Signature

4/14/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of April, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

