This instrument prepared by
and ***return to***:
JOHN W. COOPER
902 Druid Road S.
Clearwater, FL 33756

Karen Johnson Davidson County
Batch# 1012169 DEEDQC
06/07/2023 08:14 17 AM 4 pgs
Fees $22 00 Taxes $0 00
20230607-0043073

Parcel Number: 104 15 0 296.00
Title Not Examined

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 26th day of April, 2023, by **John Cooper and Trudy Cooper, Husband and Wife, Grantor**, whose address is 902 Druid Road S., Clearwater, FL 33756 to **William H. Cooper, a single man, Grantee**, whose post office address is 2706 Westwood Avenue, Nashville, TN 37212. Property taxes to be sent to 902 Druid Road S., Clearwater, FL 33756.

(wherever used herein the term "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, That the said Grantors, for and in consideration of the sum of $10.00 and other good and valuable considerations in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the **County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Southerly One-half of Lot No. 35, on the Plan of Belair, as a record in Book 332, Page 6, Register's office of Davidson County, Tennessee. Said part of Lot fronts 50 feet on the northerly side of Westwood Avenue, and runs back between parallel lines 192 feet.

Being the same property conveyed to James L. Fullerton and wife, Nancy H. Fullerton by Installment Deed from C. Aubrey Hearn and wife, Florence C. Hearn, dated February 7, 1972 and recorded February 14, 1972 in Book 4576, Page 151, Register's Office of Davidson County, Tennessee. (Release of Installment Deed of record in Book 5845, page 756, said Register's Office).

Being the same property conveyed to Nancy H. Fullerton by Quitclaim Deed from James L. Fullerton, dated September 7, 1976 and recorded October 6, 1976, in Book 5075, Page 557, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William Robert Kirby by Deed from Nancy H. Fullerton, reserving herself a life estate, dated November 14, 2017 and recorded November 16, 2017 in Instrument No. 20171116-0117857, Register's Office of Davidson County, Tennessee.

Nancy H. Fullerton having become deceased on or about April 3, 2021

William Robert Kirby having become deceased on or about March 16, 2022, leaving the Grantors herein as his sole heirs at law per Affidavit of Heirship recorded simultaneously herewith in Instrument No 20230223001284S, in the Register's Office for Davidson County, Tennessee and as evidenced in Case No. 22-CV-7445, in the Probate Court of Hickman County at Centerville, Tennessee.

Street Address: 2706 Westwood Avenue, Nashville, TN 37212

THE REAL PROPERTY BEING CONVEYED HEREBY IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR.

~~**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever~~.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed and sealed in the presence of

Print Witness Name A T Cooper, III

Print Witness Name Donna L Wiggins

John Cooper (SEAL)

Signed and sealed in the presence of

Print Witness Name A T Cooper, III

Print Witness Name Donna L Wiggins

Trudy Cooper (SEAL)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **John Cooper**, (check one) [X] who is personally known to me, or [] who produced as identification, and who is known to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of April, 2023.

Donna L. Wiggins
NOTARY PUBLIC - Signature
Print Name
My Commission Expires:

DONNA L. WIGGINS
Commission # GG 339769
Expires June 8, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Trudy Cooper**, (check one) [X] who is personally known to me, or [] who produced as identification, and who is known to be the person described in and who executed the foregoing instrument and who acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of April, 2023.

Donna L. Wiggins
NOTARY PUBLIC - Signature
Print Name
My Commission Expires:

DONNA L. WIGGINS
Commission # GG 339769
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KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 10.00

Affiant

Subscribed and sworn before me, this 31st day of May, 2023

Notary

DONNA L. WIGGINS
Commission # GG 339769
Expires June 8, 2023
Bonded Thru Troy Fain Insurance 800-385-7019