Karen Johnson Davidson County
Batch# 1024682 DEEDQC
07/11/2023 09 07 01 AM 3 pgs
Fees $17 00 Taxes $0 00
20230711-0052842

QUITCLAIM DEED

THIS INDENTURE is made and entered into on this 10 day of May, 2023, by and between **Philip G. Cooker and wife, Barbara Cooker**, the Grantors, and **Philip G. Cooker, Trustee of the Philip G. Cooker Revocable Living Trust dated April 13, 2009**, the Grantee.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors hereby bargain, sell, remise, quitclaim and convey unto the Grantee, and said Trustees' successors, heirs and assigns, all of their right, title, and interest in and to the hereinafter described tract of land and real property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 2, ROSE ESTATES, SECTION ONE, as shown on plat of record in Plat Book 3600, Page 37, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Grantors by Warranty Deed from Roger D. Tucker and Peggy Daniel dated July 13, 2007, and recorded on August 9, 2007, at Instrument #20070809-0095429, in the Register's Office of Davidson County, Tennessee.
>
> SUBJECT to any and all existing easements and restrictions as shown of record, including those of record in Book 3600, Page 36; and Book 5575, Page 892; in the Register's Office of Davidson County, Tennessee.

Also subject to all building lines, zoning and planning ordinances, rights of way and easements for public roads and public utilities, any and all valid and outstanding oil, gas and mineral leases, exceptions, reservations, and conveyances, and real property taxes for the current year not yet due and payable but which constitute a lien on said property.

The Grantors state that the purpose of this Deed is to transfer the entire right, title and interest of the Grantors in and to said real property to the **Philip G. Cooker Revocable Living Trust dated April 13, 2009**. The Trust is a revocable grantor trust established pursuant to the laws of the State of Mississippi. The Trustees and Successor Trustees have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall

be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3(d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on this the day and year first above written.

PHILIP G. COOKER

BARBARA COOKER

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

Before me, the undersigned authority in and for the County and State aforesaid, this day personally appeared PHILIP G. COOKER and wife, BARBARA COOKER, the within named bargainor, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he signed and delivered the within instrument as his own free and voluntary act and deed for the purposes therein contained.

Given under my hand and official seal on this, the 10 day of May, 2023.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 93501 D. ERIC KIMBROUGH Commission Expires July 5, 2025 DESOTO COUNTY

NOTARY PUBLIC

My Commission Expires: _____

MAP/GROUP/PARCEL:	84-1-123
PROPERTY ADDRESS:	1213 Rosebank Avenue Nashville, TN 37206
NEW OWNER'S NAME & ADDRESS:	Philip G. Cooker Revocable Living Trust dated April 13, 2009 407 Timber Lane Oxford, MS 38655
MAIL TAX NOTICE TO:	Philip G. Cooker 407 Timber Lane Oxford, MS 38655

This conveyance is exempt from recordation tax under TCA §67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of §67-4-409(a)(5).

Prepared by and return to:
D. Eric Kimbrough, BPR# 28622
D. Eric Kimbrough, PLLC
1715 Aaron Brenner Dr Ste 311
Memphis, TN 38120
(901) 758-9006