Karen Johnson Davidson County
Batch# 1041148 DEEDQC
08/22/2023 11:53:14 AM 3 pgs
Fees $17 00 Taxes $0 00

20230822-0065520

This Instrument Was Prepared By
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0 00

Beth E. Cooke
Beth Elaine Cooke, Affiant

Subscribed and sworn to before me this 21st day of July, 2023.

Notary Public
My Commission Expires: May 9, 2026

ROSS W. BOMHOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Dennis Charles Cooke, Trustee Beth Elaine Cooke, Trustee 865 Hillhaven Court Nashville, TN 37220	Same	160-06-0-037.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Dennis Charles Cooke and Beth Elaine Cooke, husband and wife** the "**Grantors**", do hereby convey and quitclaim unto **Dennis Charles Cooke and Beth Elaine Cooke, Co-Trustees of the Dennis Charles Cooke and Beth Elaine Cooke Tenants by the Entirety Trust dated July 7, 2023,** the "**Grantees**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 21st day of July, 2023.

Dennis Charles Cooke

Beth Elaine Cooke

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ross W. Bomholt, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Dennis Charles Cooke and Beth Elaine Cooke the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 21st day of July, 2023.

Notary Public

ROSS W. BOMHOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2026

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EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 203 on the plan of Oak Hill Estates, Section 2 of record in Book 4460, Page 36-38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dennis Charles Cooke and Beth Elaine Cooke, as tenants by the entirety, by deed from Dennis Charles Cooke and Beth Elaine Cooke, Trustees of the Cooke Living Trust U/A dated October 28, 2017 of record in Instrument No. 20230822-0065519 dated July 21, 2023 Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 865 Hillhaven Court, Nashville, Tennessee 37220.

This legal description is the same as from the previous deed of record.