Karen Johnson Davidson County
Batch# 1058482 DEEDQC
10/06/2023 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231006-0078805

THIS INSTRUMENT PREPARED BY:	THIS TRANSACTION IS EXEMPT FROM PAYMENT OF TRANSFER TAX AS AN ADJUSTMENT OF PROPERTY RIGHTS BETWEEN DIVORCING PARTIES PURSUANT TO TENN. CODE ANN. §67-4-409(a)(3)(E). NO OATH OF VALUE IS REQUIRED PURSUANT TO TENN. CODE ANN. §67-4-409(a)(5)
Virginia J. Connell **GULLETT SANFORD ROBINSON & MARTIN PLLC** 205 23rd Avenue North Nashville, Tennessee 37203-1501 (615) 341-0070	

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jonathan Cooper 711 Chesterfield Way Nashville, Tennessee 37212	SAME	104-10-0R-30.00-C

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JILL COOPER** ("Grantor"), for value received, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **JONATHAN COOPER** ("Grantee"), all right, title and interest of the Grantor in and to the following tract of land in Davidson County, Tennessee, as follows:

Lying and being in the First Civil District of Dickson *Davidson County, State of Tennessee, and being more particularly described as follows:

> BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 30, together with the appurtenant common elements, of The Chesterfield, crated under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Chesterfield of record in Instrument No. 20120627-0056191; as amended in Instrument No. 20121025-0098031; Instrument No. 20121227-0119329; and in Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners

and tenants of The Chesterfield, provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan filed as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed by Christian A. Panneck, unmarried, by warranty deed to Jonathan Cooper and Jill Cooper, husband and wife, of record in Instrument No. 20181107-0110492, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous deed of record. A new legal description was not prepared for this transaction.

This is improved property known as 711 Chesterfield Way, Nashville, Tennessee 37212.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of February, 2023.

Jill Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JILL COOPER**, with whom I am personally acquainted, or proved to me on satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day February, 2023.



Natalie Knight
Notary Public

My Commission Expires: 10/5/2025

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 February 14, 2023 (date of document).

Cheri Hackethal
Affiant Signature

February 14, 2023
Date

State of Missouri

County of St. Louis

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

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097