This instrument prepared by:
Susan E. Potter, Attorney at Law
847 Turner Street
Maryville, Tennessee 37801
CLT# 118 13 0 263.00

Owners & Taxpayers:
Jeffrey & Ruth Rooks
1001 Graybar Lane
Nashville, Tennessee 37204

QUITCLAIM DEED

THIS INDENTURE, made this the 17th day of October, 2023, between **FRANK ROOKS, married**, of Davidson County, Tennessee, party of the first part, and **JEFFREY ROOKS and wife, RUTH ROOKS**, of Davidson County, Tennessee, party of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of one dollar ($1.00) and other good and valuable considerations, to him in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and **QUIT-CLAIMED**, and does hereby bargain, sell, remise, release and **QUIT-CLAIM** unto the said party of the party of the second part all of the interest of the party of the first part in the following land, to-wit:

SITUATED in District No. Two (2) for Davidson County, Tennessee, and being known and designated as all of Lot 2, of the Graybar Lane Formerly Lot 28 & 29 Noels Oriental Golf Club, as shown on plat of record in Instrument No. 20140121-0005456, in the Register's Office for Davidson County, Tennessee, to which map specific reference is hereby made for a more particular description thereof.

THIS CONVEYANCE is made subject to any and all applicable restrictions, conditions, easements, etc. of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jeffrey Rooks, married, and Frank Rooks, as tenants in common with right of survivorship, by Warranty Deed dated June 4, 2021, filed for record on June 8, 2021, in Instrument No. 20210608-0076530, in the Register's Office for Davidson County, Tennessee.

BY EXECUTION OF THIS INSTRUMENT, Grantor herein makes oath that the property conveyed herein has not been used as the primary principal residence for himself, his spouse or any dependents.

Property Address: **1001 Graybar Lane**
Nashville, Tennessee 37204

NO NEW BOUNDARY SURVEY BEING MADE AT THE TIME OF THIS CONVEYANCE.

This instrument was prepared without an examination of title and the preparer of this instrument otherwise makes no representations of any kind to any persons as to the status of quality of the title, or as to any restrictions, zoning, or fitness for any particular use, or the accuracy of the description, or of the legal disability or competency of any party to this instrument, or as to any other matters. The preparer of this instrument has provided no legal advice or counseling to any party to this transaction concerning any federal or state tax consequences of this transaction, and any affected party hereto is advised to seek the advice of a competent tax attorney or a certified public accountant with respect thereto prior to closing. The preparer of this instrument has not acted as Settlement Agent or Closing Agent with respect to this transaction.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may be.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Karen Johnson Davidson County
Batch# 1064154 DEEDQC
10/24/2023 09.38 30 AM 2 pgs
Fees $12 00 Taxes $0 00
20231024-0083151

Frank Rooks
FRANK ROOKS

STATE OF AL
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK ROOKS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 17 day of OCT, 2023.

Notary Public
My Commission Expires: 1/31/27

STATE OF ALABAMA NOTARY PUBLIC
AMANDA JEAN DUKES
My Commission Expires
January 31, 2027

STATE OF TENNESSEE
COUNTY OF BLOUNT

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Samantha Morton
Affiant

Sworn to and subscribed before me, this the 16th day of October, 2023.

Maleah VanSkiver
Notary Public
My Commission Expires: 4/23/24

MALEAH VANSKIVER
STATE OF TENNESSEE
NOTARY PUBLIC
BLOUNT COUNTY