Karen Johnson Davidson County
Batch# 1073231 DEEDQC
11/17/2023 02:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231117-0089874

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, **Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Charlotte Anthony Cooper, Trustee of The Charlotte Anthony Cooper Revocable Living Trust	Same	083 13 0 297.00
1417 Fatherland Street		
Nashville, TN 37206		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **CHARLOTTE A. COOPER**, do hereby convey to **CHARLOTTE ANTHONY COOPER, Trustee of THE CHARLOTTE ANTHONY COOPER REVOCABLE LIVING TRUST dated November 17, 2023**, all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot 92, Block I on the Plan of the Division of the Home Place of Eliza M. Lindsley, Deceased, as of record in Plan Book 2, page 92, Records of Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

This the same description as in the previous deed of record

Being the same property conveyed to Charlotte A. Cooper from Peter M. Cooper by Quitclaim Deed dated July 8, 2022, of record in Instrument No. 20220711-0079164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easement and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as 1417 Fatherland Street, Nashville, TN 37206.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of November, 2023.

CHARLOTTE A. COOPER

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLOTTE A. COOPER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 17th day of November, 2023.

Notary Public

My commission expires: ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
17th day of November, 2023.

Notary Public

My commission expires: ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 November 17, 2023.

November 17, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of November, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026