Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch # 1082879 DEEDWARR
12/18/2023 08:19:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231218-0097085

JOHN RUSSELL COOK, ET UX

TO: WARRANTY DEED

JOHN RUSSELL COOK and JACQUELINE ANN COOK, Trustees of the COOK FAMILY REVOCABLE TRUST dated December 8, 2023

THIS DEED OF REALTY, executed as of the 8 day of December, 2023, by Grantors, JOHN RUSSELL COOK and wife, JACQUELINE ANN COOK, to Grantees, JOHN RUSSELL COOK and JACQUELINE ANN COOK, Trustees of the COOK FAMILY REVOCABLE TRUST dated December 8, 2023, and any amendments thereto,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> BEING LOT NO. 87, ON THE PLAN OF ROXBOROUGH EAST, PHASE II-A, as shown by Plat of record in Plat Book 7900, Page 390, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to John Russell Cook and wife, Jacqueline Ann Cook, by Warranty Deed from Larry W. Powell, unmarried, dated March 1, 1994, and recorded March 4, 1994, of record in Book 9268, Page 564, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 8727, Page 739, in the Register's Office of Davidson County, Tennessee.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

JOHN RUSSELL COOK Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOHN RUSSELL COOK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9th day of December, 2023.

My Commission Expires:
1/4/27.

Notary Public

JOHN FORREST KELLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JACQUELINE ANN COOK Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JACQUELINE ANN COOK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9th day of December, 2023.

My Commission Expires:

1/4/27.

Notary Public

JOHN FORREST KELLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owners Name
And Mailing Address:

John Russell Cook and
Jacqueline Ann Cook, Trustees of the
Cook Family Revocable Trust
5328 Roxborough Pass
Hermitage, TN 37076

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

5328 Roxborough Pass
Hermitage, TN 37076

Map and Parcel No.:

098-02-0-052.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).