QUITCLAIM DEED

Karen Johnson
Batch # 1096714
02/01/2024 10:42:14 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240201-0007102

P-BT-15-407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE AND ESCROW, LLC
2012 21ST AVE S
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CAMILLIA A CANNON ET AL	**Same**	
(NAME)	(NAME)	
3860 Augusta Drive		**059-11-065.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **CAMILLIA ANDREA COOKSEY, now known as CAMILLIA A. CANNON, First Successor Trustee of THE MARSHALL E. COOKSEY AND/OR EMMA J. COOKSEY REVOCABLE LIVING TRUST DATED DECEMBER 27, 2005,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **CAMILLIA A CANNON, MARCIA J. COOKSEY, AND TANGIA R. BRYANT, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, her heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 368 on the Plan of Haynes Manor, Section Two, of record in Plat Book 4175, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from MARSHALL E. COOKSEY AND EMMA J. COOKSEY to MARSHALL E. COOKSEY AND EMMA J. COOKSEY, TRUSTEES OF THE MARSHALL E. COOKSEY AND EMMA J. COOKSEY REVOCABLE LIVING TRUST DATED DECEMBER 27, 2005, as recorded in Instrument No. 20100315-0029648, in the Register's Office of Davidson County, Tennessee.

Emma J. Cooksey died January 7, 2019 and Marshall E. Cooksey died October 10, 2023; pursuant to THE MARSHALL E. COOKSEY AND/OR EMMA J. COOKSEY REVOCABLE LIVING TRUST DATED DECEMBER 27, 2005, Camillia Andrea Cooksey was designated First Successor Trustee.

Camillia Andrea Cooksey is now known as Camillia A. Cannon.

This is **improved** property known as: **3860 Augusta Drive, Nashville, Tennessee 37207**.

Witness my hand this the 30th day of January, 2024.

THE MARSHALL E. COOKSEY AND/OR EMMA J. COOKSEY REVOCABLE LIVING TRUST DATED DECEMBER 27, 2005

By: Camillia Andrea Cannon
CAMILLIA ANDREA COOKSEY, now known as CAMILLIA A. CANNON, First Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAMILLIA ANDREA COOKSEY, now known as CAMILLIA A. CANNON, First Successor Trustee of THE MARSHALL E. COOKSEY AND/OR EMMA J. COOKSEY REVOCABLE LIVING TRUST DATED DECEMBER 27, 2005**, to me known (or proved to me on the basis of satisfactory evidence), to be the person described herein and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal this the 30th day of January, 2024.

Brittany Stewart
Notary Public

My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212