Karen Johnson Davidson County
Batch# 1106617 DEEDQC
03/01/2024 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240301-0014521

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
846 Conference Drive, Suite #4
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
LouAnn Ballington and Lugene Cooper	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 103 Brockhampton Court	(STREET ADDRESS)	26-6-41
(CITY) (STATE) (ZIP) Goodlettsville, TN 37072	(CITY) (STATE) (ZIP)	GO 20354

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged**, LouAnn Ballington and Lugene Cooper, Heirs At Law for Neolina L. Cooper** Grantor, does hereby quitclaim and convey unto **LouAnn Ballington, married and Lugene Cooper, unmarried**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

BEING Lot No. 115 on the Plan of Windsor Green, Phase 1, Section 1, of record in Book 6250, Page 31, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to James B. Cooper and wife, Neolina L. Cooper by deed from Russell R. Mantlo and Louise Y. Mantlo, of record in Book 8913, Page 756, Register's Office for Davidson County, Tennessee. The said James B. Cooper having since died on August 17, 2022 vesting property to Neolina L. Cooper. The said Neolina L. Cooper having since died on January 30, 2024. See affidavit of Heirship of record in Instrument No.____202403010014520____, Register's Office for Davidson County, Tennessee.

This is improved property known as: 103 Brockhampton Court, Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 28th day of February, 2024.

Affiant

My commission expires: 1/28/2026
(Affix Seal)

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand this 28th day of February, 2024.

LouAnn Ballington

Lugene Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2024, before me personally appeared LouAnn Ballaington, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal this 28th day of February, 2024.

Notary Public

My Commission Expires: 1/28/2026

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

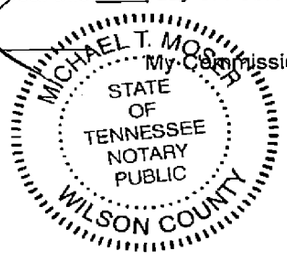
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2024, before me personally appeared Lugene Cooper, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal this 28th day of February, 2024.

Notary Public

My Commission Expires: 1/28/26



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2/28/24 (date of document)

Affiant Signature

3/1/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1 day of March, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY