Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, 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.

GEORGE E. COOKE, JR.

TO: QUITCLAIM DEED

DARLENE JOAN COOKE

THIS QUITCLAIM DEED OF REALTY, executed this 26 day of July, 2024, by and between GEORGE E. COOKE, JR. and ILONA K. TAYLOR ("Grantors"), and DARLENE JOAN COOKE ("Grantee").

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantee, ***all of Grantors' undivided 1/3rd right, title and interest each***, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Peppertree Forest Section 8 of record in Plat Book 7900, Page 652, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Janolyn Cooke, by Warranty Deed from Allen Earps and wife, Betty Earps, dated April 28, 1994, and recorded May 3, 1994, of record in Book 9331, Page 789, in the Register's Office for Davidson County, Tennessee.
>
> Janolyn Cooke (formerly Janolyn Joyce Frazier) died intestate on December 14, 2023, survived by three adult siblings: Darlene Joan Cooke, George E. Cooke, Jr., and Ilona K. Taylor, sole heirs at law. Reference is hereby made to the Affidavit of Heirship confirming the vesting of title after the death of Janolyn Joyce Frazier in Darlene Joan Cooke, George E. Cooke, Jr., and Ilona K. Taylor, recorded July 3, 2024, of record in Instrument No. 20240703-0050148, in the Register's Office for Davidson County, Tennessee

Karen Johnson Davidson County
Batch # 1164790 DEEDQC
08/01/2024 09:43:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240801-0058293

The subject property is part of a planned unit development and is subject to Declaration of covenants, restrictions and conditions as of record in Book 8757, Page 607, amended in Book 9004, Page 514, and Book 9157, Page 711, Bock 9287, Page 698, and by-laws of the Peppertree Forest Homeowners Association of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

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

GEORGE E. COOKE, JR. Grantor

STATE OF Ohio :
:
COUNTY OF Ross :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GEORGE E. COOKE, JR., 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 26 day of July, 2024.

My Commission Expires:

1-5-27.

Notary Public

NOTARIAL SEAL STATE OF OHIO

Nina Kilgour
Notary Public, State of Ohio
My Commission Expires 1-5-27

Ilona K Taylor
ILONA K. TAYLOR Grantor

STATE OF Wyoming :
:
COUNTY OF Natrona :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ILONA K. TAYLOR, 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 26 day of July, 2024.

My Commission Expires:

10/5/2029.

Notary Public

Property Owners Name
And Mailing Address:

DARLENE JOAN COOKE
4116 Pepperwood Drive
Antioch, TN 37013

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

LAURA MIRAMONTES
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 158370
MY COMMISSION EXPIRES: 10/05/2029

Property Address:

4116 Pepperwood Drive
Antioch, TN 37013

Map and Parcel No.:

165 13 0A 186.00

STATE OF Wyoming, COUNTY OF Natrona
The actual consideration given for this conveyance is **$0.00**.

Ilona K Taylor
Affiant

Subscribed and sworn to before me this the 26 day of July, 2024.

Notary Public
My Commission Expires: 10/5/2029

LAURA MIRAMONTES
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 158370
MY COMMISSION EXPIRES: 10/05/2029