This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
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ADDRESS NEW OWNER:
MARGARET JANE COOKE LIVING TRUST
Dated August 5th, 2024
MARGARET JANE COOKE, Trustee
610 Lawrence Street
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Same

MAP/PARCEL:
044 11 0 168.00

Karen Johnson
Batch # 1171645
08/19/2024 09:58:17 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240819-0063375

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

I, MARGARET JANE COOKE, (aka Margaret J. Cooke) a single individual, in connection with the administration of my revocable living trust, as trustee, and having survived my husband, Robert Cooke, who passed away on February, 25th, 2024, now conveys, releases and forever quitclaims from myself, as an individual, and surviving spouse of Robert J. Cooke, to the MARGARET JANE COOKE LIVING TRUST, dated August 5th, 2024 all my right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

Land in Davidson County, Tennessee being Lot No. 27 of Section "A" on the plan of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's office for said County, described as follows:

Beginning on easterly margin of Cleves Street, at the corner of Lots Nos. 27 and 28; thence with the line between said lots, eastwardly 87.6 feet to the corner of Lots Nos. 21, 22, 27 and 28; thence with the line between Lots Nos. 21 and 27, northwardly 61 feet to the southerly margin of 6th Street; thence with the southerly margin of said Street, westwardly 77.6 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet, to the easterly margin of Cleves Street; thence with the easterly margin of said Street; southwardly 51 feet to the beginning.

Being the same property conveyed to Robert J. Cooke by the Last Will and Testament of Gladys F. Cooke of record in the Register of Deeds Office, No. 200210254130887.

Being the same property conveyed to Robert J. Cooke, and wife, Margaret J. Cooke, as tenants by the entireties by quitclaim from Robert J. Cooke, signed on November, 21st, 2006 and filed December 5th, 2006, Register of Deeds Office, No. 20061205-0149767.

This is improved property known as 601 Cleves Street, Old Hickory, TN 37138.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The purpose and intent of this document is to transfer title from a widowed individual to a trust where that same individual is the trustee.

I, the above listed grantor conveys my interest in the real property to the MARGARET JANE COOKE LIVING TRUST, dated August 5th, 2024.

Margaret Jane Cooke
MARGARET JANE COOKE

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 5th day of August, 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the MARGARET JANE COOKE LIVING TRUST, dated August 5th, 2024.

Margaret Jane Cooke
MARGARET JANE COOKE

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 5th day of August, 2024.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My commission expires:

JAN 2 9 2025

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.