Karen Johnson
Batch # 1171648
08/19/2024 10:04:11 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240819-0063380

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

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 0 111.00

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 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. 115 on the plan of Village of Old Hickory, Section A, as of record in Book 1424, Page 63, Register's Office for said county described as follows:

Beginning on the west margin of Lawrence Street at the corner of Lots 114 and 115, thence south with said Street 73.9 feet to a point; thence around a curve in a southwesterly direction 15.7 feet to a point in the north margin of Donelson Avenue; thence west along said Avenue 77.1 feet to the corner of Lots Nos. 115 and 121; thence north along the line between these lots, 83.8 feet to the corner of lots Nos. 114 and 115: thence east along the line between these lots, 37.1 feet to the point of beginning.

Being the same property conveyed to Margaret J. Cooke by the Last Will and Testament of Lorene Simmons of record in the Davidson County Register of Deeds Office, No. 20060908-0111512 and Order of Probate without formal administration recorded in the Register of Deeds Office for Davidson County, No. 20060925-0118354.

Being the same property conveyed to Margaret J. Cooke and her husband, Robert Cooke (now deceased) as tenants by entireties from Margeret J. Cooke by quitclaim deed dated October 9th, 2006 and filed December 5th, 2006 of record as Instrument #20061205-0149768.

This is improved property commonly known as 610 Lawrence Street, Old Hickory, Tennessee 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

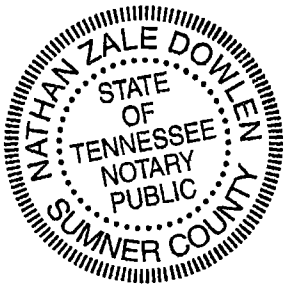
AFFIDAVIT

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.



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.