Karen Johnson Davidson County
Batch# 1222942 DEEDQC
01/03/2025 08:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250103-0000459

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s):	Send Tax Bills To:	Parcel ID Number:
MPC and SJC Community Property Trust Michael Cooper and Sandra Cooper, Co-Trustees 4315 Sneed Road Nashville, Tennessee 37215	Same	130-04-0-112.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Michael Cooper and Sandra Cooper, husband and wife, by these presents do hereby quitclaim, and by these presents transfer and convey unto Michael Cooper and Sandra Cooper, as Co-Trustees of the MPC and SJC Community Property Trust, their successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 4315 Sneed Road, Nashville, Tennessee 37215.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to, those described on Exhibit B hereto.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 22nd day of October, 2024.

MICHAEL COOPER

SANDRA COOPER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael Cooper and Sandra Cooper, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of October, 2024.

MATTHEW TROCONIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/21/27

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 22 day of October, 2024.

MATTHEW TROCONIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/21/27

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Sneed Subdivision, of record in Instrument No. 20060316-0030420, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael Cooper and Sandra Cooper, husband and wife, by Warranty Deed dated December 9, 2020 from James E. Neal, unmarried, of record in Instrument No. 20201209-0143258, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. The Plan of record in Instrument No. 20060316-0030420, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. All matters as shown on Plan of record in Book 547, page 66, said Register's office.

3. Taxes for the current year, which have been prorated and assumed by Grantor(s) and subsequent years not yet due and payable.

TRUE COPY CERTIFICATION

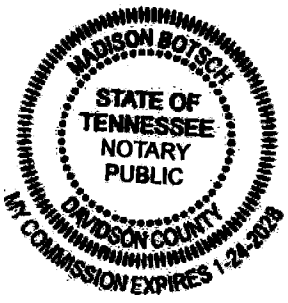
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 22, 2024.

Date: October 22, 2024

DAVID H. MAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On January 2, 2025, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 1/24/2028