Karen Johnson Davidson County
Batch# 1235323 DEEDQC
02/07/2025 01:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250207-0009567

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Mary Bethany Jackson, Co-Trustee Michael K. Cooper, Co-Trustee Jackson-Cooper Family Trust 2008 20th Ave. S. Nashville, TN 37212	same	104 12 0 145.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Michael Kane Cooper and wife, Mary Bethany Jackson (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Mary Bethany Jackson and Michael K. Cooper, and their successors in trust, as Co-Trustees of the Jackson-Cooper Family Trust dated December 20, 2024, a Tennessee Community Property Trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

BEING the northerly 50.0 feet of Lot No. 16 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights as of record in Book 332, page 56, Register's Office for Davidson County, Tennessee.

SAID northerly part of Lot No. 16 fronts 50.0 feet on the easterly side of 20th Avenue, South and runs back eastwardly between parallel lines 189.0 feet to an alley.

Being the same property conveyed to Michael Kane Cooper and wife, Mary Bethany Jackson, by Warranty Deed dated July 25, 2002, from Holland J. Helton and N. Paige Trewhitt, husband and wife, of record at Instrument No. 20020805-0093748 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2008 20th Ave. S., Nashville, Tennessee 37212.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Jackson-Cooper Family Trust dated December 20, 2024, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Michael Kane Cooper and wife, Mary Bethany Jackson, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 23rd day of January, 2025.

Michael Kane Cooper, Grantor

Mary Bethany Jackson, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Michael Kane Cooper, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23rd day of January, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mary Bethany Jackson, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 23rd day of January, 2025.

Notary Public

My Commission Expires: March 3, 2026

CAROLYN SUE WENZEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires: March 03, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Michael Kane Cooper, Affiant

Subscribed and sworn to before me this 23rd day of January, 2025.

Notary Public

My Commission Expires: March 3, 2028

CAROLYN SUE WENZEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: March 03, 2026

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 January 23, 2025.

Carolyn S. Wenzel

Carolyn S. Wenzel

February 7, 2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of February, 2025.

Notary Public

My Commission Expires: 7/7/25



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