Karen Johnson Davidson County
Batch# 1249139 DEEDQC
03/21/2025 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250321-0021347

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

Connie Cook Vanderpool

TO

Frances C. Vanderpool, Trustee of the Frances C. Vanderpool Revocable Trust, dated January 30, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 11th day of March, 2025, by and between **Connie Cook Vanderpool** ("Grantor"), and **Frances C. Vanderpool, Trustee of the Frances C. Vanderpool Revocable Trust, dated January 30, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest (which compromises a 2/3 interest – the remaining 1/3 interest, belonging to Mary Anne Cook, is undisturbed by this Quitclaim Deed) in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Plan of Brookside Court's Addition No. 3, of record in Plat Book 1835, Page 107, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 70 feet on the northerly margin of Stoneway Trail and extends back 151 feet on the westerly line and 153.9 feet on the easterly line, to a deadline in the rear measuring 80 feet thereon.

BEING the same property conveyed to **Connie Cook Vanderpool**, by Warranty Deed from Ronald Franklin Vanderpool, Jr., Amanda Rippey, and Mamie Sheldrick (their combined 1/3 interest in the property), dated November 23, 2021, and recorded on November 29, 2021, as Instrument No. 20211129-0157084, in the Register's Office for Davidson County, Tennessee.

BEING also a part of the same property conveyed to Ronald Franklin Vanderpool, Jr. (1/9 interest), Mary Anne Cook (1/3 interest), **Connie Cook Vanderpool (1/3 interest)**, Amanda Rippy (1/9 interest), and Mamie Sheldrick (1/9 interest), as tenants in common,

by Executor's Quitclaim Deed from Ronald Franklin Vanderpool, Jr., as Executor of the Estate of James Foster Cook, Jr., dated October 12, 2021, and recorded on October 19, 2021, as Instrument No. 20211019-0140271, in the Register's Office for Davidson County, Tennessee, pursuant to Case No. 19P1359 in the Probate Division of the Circuit Court of Davidson County, Tennessee.

Connie Cook Vanderpool and Frances C. Vanderpool are one and the same person.

This is property generally known as: **5614 Stoneway Trail, Nashville, TN 37209.**

This conveyance and the concerned real estate is subject to all matters and restrictions of record.

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

Connie Cook Vanderpool

Connie Cook Vanderpool
Grantor

STATE OF Virginia)
COUNTY OF Fairfax)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Connie Cook Vanderpool** named within, 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 11th day of March, 2025.

[notary seal]

LEAH M DICKINSON
NOTARY PUBLIC
REGISTRATION # 8078501
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 02/28/2027

Notary Public

My Commission Expires: 02/28/2027

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person or Entity Responsible for Payment of Property Taxes
Frances C. Vanderpool, Trustee 3705 S. George Mason Drive 2502 South Falls Church, VA 22041	Same/Owner
Property Address 5614 Stoneway Trail Nashville, TN 37209	**Map and Parcel No.** 10306018000

True Copy Certificate

I, Ariel Ottinger, do hereby make oath that I am 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 March 11, 2025.

Affiant Signature 3/21/25 Date

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of March, 2025.

Notary's Signature

My Commission Expires: 1·28·26