Karen Johnson Davidson County
Batch# 1260212 DEEDQC
04/15/2025 11:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250415-0028671

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(C)(iv). Affiant Sworn to and subscribed before me this 4th day of April, 2025 Notary Public Comm Exp: 06-18-2025

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 06-18-2025

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
PHILLIP C. COOK and HOLLY C. MCADAMS		
c/o 5144 Brick Church Pike	SAME AS NEW OWNER	024-00-0-114.00
Goodlettsville, Tennessee 37072		

CO-EXECUTOR'S DEED

BE IT KNOWN THAT RONALD CLAY COOK AND wife, JANICE H. COOK husband and wife, purchased the subject property on November 24, 1971, by Warranty Deed of record in Book 4557, Page 53, Register's Office for Davidson County, Tennessee. RONALD CLAY COOK passed away on April 27, 2020, leaving JANICE H. COOK as sole owner. JANICE H. COOK passed away on October 10, 2024.

WHEREAS, PHILLIP C. COOK and HOLLY C. MCADAMS are the duly appointed Co-Executors for the ESTATE OF JANICE H COOK, evidenced by the attached **Exhibit A**, Letters Testamentary for the ESTATE OF JANICE H COOK, Docket Number 24P2322, which is administered in the Circuit Court for Davidson County, Tennessee.

PURSUANT to the Last Will and Testament of JANICE H COOK, of record in the Circuit Court for Davidson County, Tennessee, Docket Number 24P2322, the subject property is to be conveyed equally, as tenants in common, to the beneficiaries, PHILLIP C. COOK and HOLLY C. MCADAMS.

THEREFORE FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, PHILLIP C. COOK and HOLLY C. MCADAMS, Co-Executors for the ESTATE OF JANICE H COOK, has this date bargained and sold, and does hereby transfer, quitclaim, release and convey any and all interest in which the Decedents and her Estate owns equally, as tenants in common, to PHILLIP C. COOK and HOLLY C. MCADAMS, their heirs, successors and assigns, in that certain parcel in Davidson County, Tennessee, being more particularly

described as follows:

A tract of land in the 10th Civil District of said County, containing 3.15 acres and being a portion of the original 60 acre, more or less, tract belonging to W. E. Lane, as of record in book 213, page 386, Register's Office for said County and lying east of Dry Creek Road, described as follows:
Beginning at an iron pin in the fence line on the east margin of said road being the southwest corner of this tract and the northwest corner of a 2.3-acre tract recently sold to _____; thence north 40°13 West 200.0 feet along margin of said road to the northwest corner of this tract and the southwest corner of the portion of the original 60 acre, more or less, tract that is being retained by W. E. Lane; thence leaving road N. 51°20'E 330.0 feet to an iron pin on the side of a hill and common to land being retained by W.E. Lane; thence N 68°00'E 631.10 feet along line of property retained by Lane, to an iron pin 3 feet, more or less, west of fence and common to Lane and Jackson; thence S 33°30'W 240,9 feet along fence common to Jackson to an iron pin in fence line, southeast corner of this tract and northeast corner of the 3.2 acre tract previously sold; thence N 85°41'W 444.84 feet to an iron pin; thence S 40°15'W 351.45 feet to the beginning and containing 3.15 acres.

Being the same property conveyed to RONALD CLAY COOK, deceased, and wife, JANICE H COOK, deceased, by ERNEST ROGER DYER and wife, MARTHA ROMAINE DYER, by Warranty Deed of record in Book 4557 Page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The legal description is taken from the prior deed of record.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is known as 807 Dry Creek Road, Goodlettsville, TN 37072-4088.

IN WITNESS WHEREOF, the Grantor have caused this instrument to be executed on April 14, 2025.

ESTATE OF JANICE H COOK

By: _____
PHILLIP C. COOK, Co-Executor

_____
HOLLY C MCADAMS, Co-Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP C. COOK and HOLLY C. MCADAMS, with whom I am personally acquainted, who supplied Letters Testamentary evidencing they are the duly appointed CO-EXECUTORS for the ESTATE OF JANICE H COOK, by the Circuit Court for Davidson County, Tennessee, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 14, 2025.

NOTARY PUBLIC

My Commission Expires: _____

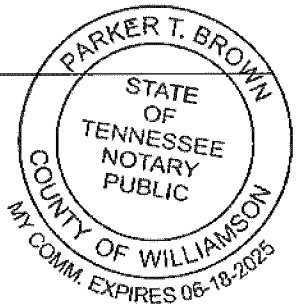


Exhibit A

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **PHILLIP C COOK and HOLLY C MCADAMS** DOCKET NO: **24P2322**

*It appearing to the Court that **JANICE H COOK** has died leaving a written Will in which you are appointed **Co-Executors** and which has been duly approved by the Court, and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **PHILLIP C COOK and HOLLY C MCADAMS**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this **December 3rd, 2024**.*

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **PHILLIP C COOK and HOLLY C MCADAMS** as **Co-Executors** of the estate of **JANICE H COOK**, deceased, and I do further certify that **PHILLIP C COOK and HOLLY C MCADAMS** are still acting **Co-Executors** of the estate of **JANICE H COOK** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 3rd day of Dec 20 24.

JOSEPH P. DAY, Clerk

_____ D.C

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 April 14th 2025

4/14/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 14th day of April, 2025.

Notary Public

My Commission Expires:

