Karen Johnson Davidson County
Batch# 1260763 DEEDQC
04/17/2025 10:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250417-0029376

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. James S. Martin Affiant Subscribed and sworn to before me, this 15th day of April, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
John Gregory Martin 5532 Traceside Drive Nashville, Tennessee 37221	SAME	097 02 0A 289.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Coopwood Holdings, LLC**, a Tennessee limited liability company (the "Grantor), for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, for the purpose of transferring its entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto **John Gregory Martin**, a married man,

and her heirs and assigns, all right, title and interest in and to the tract of land described on Exhibit A attached hereto, and incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 15th day of April, 2025.

Anne S. Martin, Member

John Gregory Martin, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne S. Martin and John Gregory Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of Coopwood Holdings LLC, the within named bargainor, and who acknowledged that such members executed the within instrument for the purposes therein contained, by personally signing the name of the limited liability company as its members.

WITNESS my hand and seal, at office, this 15th day of April, 2025.

My Commission Expires: _____

JEFFREY [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 289 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Coopwood Holdings, LLC, a Tennessee limited liability company, by deed from Whitney R. York and Jeremiah C. York, wife and husband, of record as Instrument No. 20250106-0001107, Register's Office for Davidson County, Tennessee.

This conveyance made subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

This is improved property known as 1353 Riverbrook Drive, Nashville, TN 37076.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 15, 2025.

April 17, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of April, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

