Karen Johnson Davidson County
Batch # 1262848 DEEDQC
04/22/2025 08 17 29 AM 4 pgs
Fees $22 00 Taxes $0 00
20250422-0030416

This instrument prepared by
and ***return to***:
JOHN W. COOPER
902 Druid Road S.
Clearwater, FL 33756

Parcel Number: 104 15 0 296.00
Title Not Examined

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 17th day of April, 2025, by **John Cooper and Trudy Cooper, Husband and Wife, Grantors**, whose address is 902 Druid Road S., Clearwater, FL 33756 to **Will H. Cooper, a single man, Grantee**, whose post office address is: 2706 Westwood Avenue, Nashville, TN 37212. Property tax statement to be sent to 902 Druid Road S , Clearwater, FL 33756.

The purpose of this Deed is to correct the name of the Grantee, Will H. Cooper, incorrectly stated as William H. Cooper, Grantee, contained in that certain Quit Claim Deed dated April 26, 2023 from John Cooper and Trudy Cooper, Grantors to the Grantee herein, recorded in Davidson County Public Records, State of Tennessee on June 7, 2023 at 8:14:17 a.m., #20230607-0043073.

WITNESSETH, That the said Grantors, for and in consideration of the sum of $10.00 and other good and valuable considerations in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the **County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Southerly One-half of Lot No. 35, on the Plan of Belair, as a record in Book 332, Page 6, Register's office of Davidson County, Tennessee. Said part of Lot fronts 50 feet on the northerly side of Westwood Avenue, and runs back between parallel lines 192 feet

Being the same property conveyed to James L. Fullerton and wife, Nancy H. Fullerton by Installment Deed from C. Aubrey Hearn and wife, Florence C. Hearn, dated February 7, 1972 and recorded February 14, 1972 in Book 4576, Page 151, Register's Office of Davidson County, Tennessee (Release of Installment Deed of record in Book 5845, page 756, said Register's Office)

Being the same property conveyed to Nancy H Fullerton by Quitclaim Deed from James L. Fullerton, dated September 7, 1976 and recorded October 6, 1976, in Book 5075, Page 557, Register's Office of Davidson County, Tennessee

Being the same property conveyed to William Robert Kirby by Deed from Nancy H. Fullerton, reserving herself a life estate, dated November 14, 2017 and recorded November 16, 2017 in Instrument No 20171116-0117857, Register's Office of Davidson County, Tennessee.
Nancy H. Fullerton having become deceased on or about April 3, 2021

William Robert Kirby having become deceased on or about March 16, 2022, leaving the Grantors herein as his sole heirs at law per Affidavit of Heirship recorded simultaneously herewith in Instrument No. 2023002230012845, in the Register's Office for Davidson County, Tennessee and as evidenced in Case No. 22-CV-7445, in the Probate Court of Hickman County at Centerville, Tennessee.

Street Address: 2706 Westwood Avenue, Nashville, TN 37212

THE REAL PROPERTY BEING CONVEYED HEREBY IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTORS.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed and sealed in the presence of:

Print Witness Name: A.T. Cooper, III
222 Osceola Rd
Belleair, FL 33756

Print Witness Name: Donna L. Wiggins
610 Green Valley Rd , H9
Palm Harbor, FL 34683

_____(SEAL)
John Cooper
902 Druid Road S.
Belleair, FL 33756

Signed and sealed in the presence of:

Print Witness Name: A.T. Cooper, III
222 Osceola Rd
Belleair, FL 33756

Print Witness Name: Donna L. Wiggins
610 Green Valley Rd., H9
Palm Harbor, FL 34683

_____(SEAL)
Trudy Cooper
902 Druid Road S.
Belleair, FL 33756

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **John Cooper**, (check one) ■ who is personally known to me, or [] who produced _____ as identification, and who is known to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of April, 2025

Donna L. Wiggins
NOTARY PUBLIC - Signature
Print Name:
My Commission Expires:

DONNA L. WIGGINS
Commission # HH 405494
Expires June 8, 2027

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Trudy Cooper**, (check one) ■ who is personally known to me, or [] who produced _____ as identification, and who is known to be the person described in and who executed the foregoing instrument and who acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of April, 2025.

Donna L. Wiggins
NOTARY PUBLIC - Signature
Print Name:
My Commission Expires

DONNA L. WIGGINS
Commission # HH 405494
Expires June 8, 2027

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 10.00

Affiant

Subscribed and sworn before me, this 17th day of April, 2025.

Notary

DONNA L. WIGGINS
Commission # HH 405494
Expires June 8, 2027