Karen Johnson Davidson County
Batch# 1273354 DEEDQC
05/14/2025 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250514-0038045

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Kimberly A. Cook
AFFIANT

Subscribed and sworn to before me on this 14th day, May 14, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Cook Family Trust
6191 Pettus Road
Nashville, TN 37013

Send Tax Bills To:
Same

Map-Parcel Number:
181 103 5D-23570

QUITCLAIM DEED

David P. Cook and wife, Kimberly A. Cook, as tenants by the entirety (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Cook Family Trust**, dated May 14, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 14, 2025**.

David P. Cook

Kimberly A. Cook

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **David P. Cook and Kimberly A. Cook**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 14, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

BEING a lot or parcel of land lying wholly within the Fifth Civil District of Davidson County, Tennessee, and bound, in general by Batson on the North, south and West and Pettus Road on the East, described according to a survey by C.K. McLemore, Surveyor, dated July 8, 1966, as follows:

BEGINNING at a point in the center of Pettus Road opposite an iron pin in the west margin of said Road, said point being N 15°45'E, 795.2 feet along said center line from Smith's northeast corner; thence with the following new staked lines, N74°15'W, 555 feet to an iron pin; thence N18°E, 281.5 feet to an iron pin and S63°E, 560 feet to the center of Pettus Road; thence with said center line with a curve to the left of radius 700 feet (more or less) for a length of 99.7 feet and S15°45'W, 91.2 feet to the point of beginning, and containing 3.00 acres, more or less.

Being the same property conveyed to David P. Cook and wife, Kimberly A. Cook, as tenants by the entirety, from Jeffrey L. Hale by deed of record in Instrument No. 20010628-0068531, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 6191 Pettus Road, Nashville, TN 37013.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 May 14, 2025.

Affiant Signature

May 14, 2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 14, 2025.

Notary Public

My Commission Expires:

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028