***THE INFORMATION CONTAINED HEREIN WAS PROVIDED BY THE GRANTOR AND PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER HAS MADE NO DETERMINATION AS TO THE STATUS OF THE TITLE OR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.***

**This instrument was prepared by:**
**Griffin Law Group, PLLC**
**Brandon S. Griffin**
**Attorney at Law**
**621 N Spring St.**
**Sparta, TN 38583**

**Owner's Name and Tax Address:**
**The Lisa E. Cooper**
**Revocable Living Trust**
201 Dale Dr.
Dickson, TN 37055

Karen Johnson Davidson County
Batch# 1290728 DEEDQC
06/27/2025 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250627-0050721

**Parcel # 081-07-0-156.00**

**QUITCLAIM DEED**

**FOR AND IN CONSIDERATION** of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged that I, **LISA COOPER,** hereinafter referred to as "Grantor", do hereby transfer and convey unto **LISA E. COOPER, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE LISA E. COOPER REVOCABLE LIVING TRUST DATED** 4/26/2025 **AND ANY AMENDMENTS THERETO,** hereinafter referred to as "Grantee", all my right, title and interest in and to this real estate located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 22 and 23 in J. C. Owen's Buena Vista Plan of Small Lots, as of record in Book 57, Page 26, Register's Office of Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of 9th Avenue North, formerly Buena Vista Pike, at the common corner of Lots Nos. 23 and 24 on said plan; thence with the line between said two lots, easterly 141 feet to a stake in the west line of the Kenneth E. Douglas lot; thence with Douglas' west line, northerly 45 feet to a stake, his northwest corner; thence with his north line, easterly 30 feet, more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 20 feet to a stake, T. J. Barnes' southeast corner; thence with Barnes' line, westerly 40 feet, more or less, to a stake southerly 20 feet to a stake, westerly 132 feet to the easterly margin of said 9th Avenue North or Barnes' southwest corner; thence with the easterly margin of said Avenue, southerly 45 feet to the beginning.

This conveyance is subject to the right of way of 9th Avenue North (formerly known as Buena Vista Turnpike) and an alley.

This conveyance is subject to all matters shown on a plat of record in Plat Cabinet 57, Page 26 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 2002 9th Avenue North, Nashville, TN 37208.

**THE PREVIOUS AND LAST** conveyance being a Warranty Deed conveyed from Marcia Foncree, as to her 1/3 undivided interest and Celia Ennis, as to her 1/3 undivided to Lisa E. Cooper recorded in Instrument Number 20250124-0005582 in Register Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 26th day of June, 2025.

Lisa Cooper
LISA COOPER

STATE OF TENNESSEE )
COUNTY OF Dickson )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LISA COOPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on the 26th day of June 2025.

Elizabeth Marie Stafford
NOTARY PUBLIC

My Commission Expires: 03/21/2028

ELIZABETH MARIE STAFFORD STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

**OATH OF CONSIDERATION**

STATE OF TENNESSEE )
COUNTY OF Dickson )

The actual consideration or value whichever is greater, for this transfer is $0.00.

Lisa Cooper
Affiant

Subscribed and sworn to before me this the 26th day of June, 2025.

Elizabeth Marie Stafford
NOTARY PUBLIC
My commission expires: 03/21/2028

ELIZABETH MARIE STAFFORD STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

*OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.*

## Certificate of Authenticity

I, Matt Stafford, 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 6/26/2025.

Date

Affiant Signature

6/26/2025

Date

State of Tennessee

County of Dickson

Sworn to and subscribed before me this 26th day of June, 2025.

Notary's Signature

My Commission Expires: 03/21/2028

Date

Notary's Seal (if on paper)

ELIZABETH MARIE STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

ELIZABETH MARIE STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY