Name and Address of New Owner:
Silver Fir Company, LLC
139 County Rd 139
Athens, TN 37303

Karen Johnson Davidson County
Batch# 1297103 DEEDQC
07/14/2025 10:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250714-0055174

This Instrument Prepared By:
Anderson & Harrison, PLLC
49 Music Sq W Ste 500
Nashville, TN 37203

Map/Parcel ID: 072 07 0 066.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, John T, Cooley, a married man, and Lahja Arola Cooley, wife of John T. Cooley, "the Grantors", convey and quitclaim unto Silver Fir Company, LLC, "the Grantee", the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the East half of Lot 15 on the Plan of Inglewood, on play of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said lot fronts 50 feet on the South margin of Kirkland Avenue and runs between parallel line, 271.8 ft on the East line, 274.4 ft on the West line top a dead line in the rear, measuring 50.0 feet thereon.

This is the same legal description as the previous conveyance.

Being the same property conveyed to John T. Cooley, an unmarried person, by General Warranty Deed from Guerry E. Fulcher and Elisha R. Fulcher, dated February 11, 2017, and recorded February 17, 2017, in Instrument No. 20170217-0016406, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1154 Kirkland Avenue, Nashville, TN 37206.

Lahja Arola Cooley, wife of John T. Cooley, joins in the conveyance to convey any marital interest in the property.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the

3 day of July, 2025.

John T. Cooley

Lahja Arola Cooley

State of Tennessee

County of McMinn

Personally appeared before me, John T. Cooley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of July, 2025.

(Seal)
Notary's Signature

My commission expires: 28 January 2026

CARRIE ANN KANAWYER
STATE OF TENNESSEE NOTARY PUBLIC
MCMINN COUNTY
My Commission Expires 01-28-2026

State of Tennessee

County of McMinn

Personally appeared before me, Lahja Arola Cooley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of July, 2025.

(Seal)
Notary's Signature

My commission expires: 28 January 2026

CARRIE ANN KANAWYER
STATE OF TENNESSEE NOTARY PUBLIC
MCMINN COUNTY
My Commission Expires 01/28/2026

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF McMinn)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this

3 day of July, 2025.

CARRIE ANN KANAWYER
STATE OF TENNESSEE NOTARY PUBLIC
MCMINN COUNTY
My Commission Expires 01-22-2026

Notary Public

My Commission Expires: 28 January 2026

Tennessee Certification of Electronic Document

I, Jeanne Harrison, 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 July 3, 2025 (date of document).

Jeanne Harrison
Affiant Signature

7-10-25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of July, 2025.

Taylor Anderson
Notary's Signature

MY COMMISSION EXPIRES: 5-3-2027

NOTARY'S SEAL

