Karen Johnson Davidson County
Batch# 1297734 DEEDQC
07/15/2025 08:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250715-0055585

Name and Address of New Owner:
725 Holder Drive – A Series of
Silver Fir Holdings, LLC
139 County Rd 139
Athens, TN 37303

Send Tax Bills To:
NEW OWNER

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

Map/Parcel ID: 136 14 0 157.00

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 all right, title, and interest unto 725 Holder Drive, a Series of Silver Fir Holdings, LLC, "the Grantee", the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 66-A, on the Plan of Zone Lot Division, Lots 63 thru 66, Harborgate, Section One, of record in Plat Book 6200, Page 274, amending Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to John T. Cooley, a married man, by Warranty Deed from Michael Wolff and Stephanie Wolff, Trustees of the Wolff Family Revocable Trust dated January 20, 2015, of record in Instrument 20170725-0075053, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions, Easements, and Right of Way(s) of record in Book 6597, Page 157, Book 6599, Page 984, Book 5300, Page 909, Book 5904, Page 79, and Book 2875, Page 299, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 725 Holder Drive, Nashville, TN 37217.

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 3rd 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 Grantor, 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 01-28-2026

Notary Public

My Commission Expires: 28 January 2026

State of Tennessee

County of McMinn

Personally appeared before me, Lahja Arola Cooley, the within named Grantor, 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

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

