QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
MICHAEL KENNETH COOPER, JR. MICHAEL KENNETH COOPER, SR. 302 ROLLING HILL RD. MOORESVILLE, NC 28117	MICHAEL KENNETH COOPER, JR. MICHAEL KENNETH COOPER, SR. 302 ROLLING HILL RD. MOORESVILLE, NC 28117

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL KENNETH COOPER, JR., who acquired title as MICHAEL K. COOPER, II, an unmarried man (herein, "Grantor"), whose address is 18909 Coveside Lane, Cornelius, NC 28031, hereby bargains, sells, remises, releases, quit claims and conveys to MICHAEL KENNETH COOPER, JR., an unmarried man, and MICHAEL KENNETH COOPER, SR., a married man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 18909 Coveside Lane, Cornelius, NC 28031, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1010 Wade Avenue, Nashville, TN 37203

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

Karen Johnson Davidson County
Batch# 1311884 DEEDQC
08/20/2025 08:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250820-0066471

PIN NO: 105 05 0 408.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 29TH day of JULY, 2025.

GRANTOR:

MICHAEL KENNETH COOPER, JR., who acquired title
as MICHAEL K. COOPER, II

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MICHAEL KENNETH COOPER, JR., who acquired title as MICHAEL K. COOPER, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2025

[Affix Notary Seal]

ALISON GORRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Alison Gorrell
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.3.26

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: _____
MICHAEL KENNETH COOPER, JR.

Subscribed and sworn to under oath before me, this 29th day of July, 2025 by MICHAEL KENNETH COOPER, JR.

Alison Gorrell
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3·3·26

[Affix Notary Seal]

ALISON GORRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Grantee:

Grantee signature: _____
MICHAEL KENNETH COOPER, SR.

Subscribed and sworn to under oath before me, this 4 day of August, 2025 by MICHAEL KENNETH COOPER, SR.

Deanna H Belk
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8/12/2025

[Affix Notary Seal]

DEANNA H BELK
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires Aug. 12, 2025

EXHIBIT A

[Legal Description]

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 7 ON THE UNRECORDED MAP OF THE RESUBDIVISION OF LOT NO. 7 IN JONES AND DUDLEY'S ADDITION AS OF RECORD IN BOOK 57, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE MAY 17,1947, BY HARVEY GEEN, SURVEYOR, AS FOLLOWS:

SAID LOT NO. 7 FRONTS 40 FEET ON THE NORTHERLY SIDE OF WADE AVENUE, FORMERLY WALLACE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, PQARALLEL TO 241.75 FEET WEST OF THE WESTERLY MARGIN OF 10TH AVENUE SOUTH, 150 FEET TO AN ALLEY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20200601-0055842 on June 1, 2020.

PIN NO: 105 05 0 408.00

STREET ADDRESS: 1010 Wade Avenue, Nashville, TN 37203

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, TERRI BAPTISTE, 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 8/15/25 (date of document).

Affiant Signature

8/15/25
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 15 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: JUNE 13, 2027

NOTARY'S SEAL

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 358375
ASHLEY READY
Commission Expires
June 13, 2027
HANCOCK COUNTY