Karen Johnson Davidson County
Batch# 1339129 DEEDQC
10/28/2025 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251028-0085820

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Barbara S. Drake, Trustee Barbara S. Drake Revocable Living Trust 5081 Brick Church Pike Goodlettsville, TN 37027	SAME	024-00-0-168.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Barbara S. Drake**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Barbara S. Drake, Trustee, Barbara S. Drake Revocable Living Trust Agreement dated October 28, 2025** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in the 10th Civil District of Davidson County, Tennessee and being the easterly part of Lot 2 of the Alice G. Hitt Property of record in Book 6200, page 568 Register's Office for Davidson County, Tennessee, and now incorporated into Lot 1 of the Drake Morris Property of record as Instrument No. 20190612-0056388, said Register's Office, and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated February 15, 2019 as follows:

Beginning at the original northeast corner of Lot 2 of the Alice G. Hitt property of record in Book 6200, page 568, said Register's Office, said point also being on the southerly margin of Brick Church Pike; thence with the margin of said Pike N82°25'30"W 40.86' to an iron pin set; thence leaving the said Pike S04°13'00"E 30.65' to an iron pin; thence S82°25'30"E 20.43' to an iron pin; thence S04°13'00"E 203.18' to an iron pin set in the original line of the Farris W. Drake et ux property of record in Book 4927, page 821, said Register's Office, and recorded as Lot 1 of the said Drake Morris Property (Instrument No. 20190612-0056388); thence with Drakes' original line S86°32'43"E 20.18' to an iron pin set; thence with the original line of the said Lot 2 of the Alice G. Hitt Property N04°13'00"W 232.35' to the point of beginning, containing 0.12 acres more or less.

Being the same property conveyed to **Farris Wayne Drake and wife, Barbara Ann Drake**, by General Warranty Deed dated August 1, 2019 from **James V. Morris and wife, Pamela F. Morris**, recorded as Instrument Number 20190802-0076377, Register's Office of Davidson County, Tennessee.

Farris Wayne Drake died on September 3, 2023, vesting title in Barbara S. Drake by operation of law.

This conveyance is subject to all matters of record.

This is improved property known as: **5081 Brick Church Pike, Goodlettsville, TN 37072.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 28th day of October 2025.

Barbara S. Drake
Barbara S. Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Barbara S. Drake**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October 2025.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero Dollars ($0).

Barbara S. Drake
Affiant

Sworn to and subscribed to before me, this the 28th day of October 2025.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 October 28, 2025.

Affiant Signature

October 28, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of October 2025.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
February 7 2026
COUNTY OF WILLIAMSON