Karen Johnson Davidson County
Batch# 1339131 DEEDQC
10/28/2025 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251028-0085822

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	024-00-0-68.00

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, being more particularly described as follows:
Beginning at a point in the north line of the Alice Hitt property. This point being the northwest corner of the property belonging to Ruth D. Sipe, as of record in Book 1681, page 383, Register's Office for Davidson County, Tennessee. Thence South 3 deg. 00' West for a distance of 2,126.9 feet to a point, thence North 43 deg. 00' West for a distance of 134.7 feet to a point. Thence South 38 deg. 00' West for a distance of 334.95 feet to a point. Thence North 3 deg. 00' East for a distance of 2,491.5 feet to a point, thence North 73 deg. 00' East for a distance of 239.0 feet to a point. Being part of Parcel No. 68 on the property map of Davidson County, Tennessee, Number 24.

Being the same property conveyed to **Farris Wayne Drake and wife, Barbara Ann Drake** by Warranty Deed dated June 28, 1975 from **Ruth Dorris McCasland Sipe**, recorded in Book 4927, Page 821, 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

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: 6/10/2027

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).

Affiant

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

Notary Public

My Commission Expires: 6/10/2027

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:

