THIS INSTRUMENT WAS PREPARED BY:
**Lamar Moore, Attorney at Law**
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
**ANGELA COOPER REVOCABLE LIVING TRUST**
**3106 CASA CT**
**NASHVILLE, TN 37214**

**PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.**

# QUITCLAIM DEED

| Address of New Owners (Grantee): | Send Tax Bills To: | Map & Parcel Number: |
|---|---|---|
| Angela Cooper Revocable Living Trust<br>3106 Casa Ct<br>Nashville, TN 37214 | Same as Grantee | Parcel #: 108 03 0 077.00 |

This Quitclaim Deed (the "Deed") is made effective this 17 day of December, 2025 (the "Effective Date") between Angela Cooper (the "Grantors"), and **the Angela Cooper Revocable Living Trust dated December 17, 2025, and any amendment thereto, Angela Cooper, Trustee, or any successors In Interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Being Part A of Lot No. 59 on the Plan of Section five, Patio Villa, as of record in Book 6050, page 130, amended in Book 6250, page 913, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott F. Gallant and wife, Kathleen A. Gallant by quitclaim deed from John B. Owen, Jr., Trustee, of record in Book 7050, page 398, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Cooper by deed from Scott F. Gallant and wife, Kathleen A. Gallant, of record in **Deed Book 00009728, at Page 0000679,** Register's Office for Davidson County, Tennessee.

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This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **3106 Casa Ct, Nashville, TN 37214.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 00009728, at Page 0000679.**

Witness my hand this 17 day of December, 2025.

Angela Cooper
Grantor Signature - Angela Cooper

Karen Johnson
Batch # 1358971
12/17/2025 12:35:28 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20251217-0100326

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Angela Cooper, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 17 day of December, 2025.

Notary Public: _____
My Commission Expires: 10/28/25

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Taylor Moore
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 17 day of December, 2025.

Notary Public: _____
My Commission Expires: 10/28/25

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TA |