AFTER RECORDING RETURN TO:
Coast-To-Coast Title and Escrow Services, LLC
10863 Park Blvd Ste 10
Seminole, FL 33772
File No. 25-121755-TN-R

Karen Johnson Davidson County
Batch# 1363814 DEEDQC
12/31/2025 07:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251231-0104035

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 05015021100

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 1st day of Dec, 2025, by and between **Shellia A. Cooper F/K/A Shellia A. Kirkendoll, an unmarried person,** residing at 329 Oakview Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Shellia A. Cooper, an unmarried person,** residing at 329 Oakview Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Sky View, of record in Plat Book 2331, Page 54, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 51 fronts 115 feet on the North side of Oakview Drive and runs back 414.7 feet on the west line and 430 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 62.9 feet.

Property Address: 329 Oakview Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 4/15/1999 under Book 11433 Page 717 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Shellia A. Cooper F/K/A Shellia A. Kirkendoll

Shellia A. Cooper F/K/A Shellia A. Kirkendoll

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Shellia A. Cooper F/K/A Shellia A. Kirkendoll, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17 day of Dec, 2025.

Notary Public

My Commission expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

Tennessee Certification of Electronic Document

I, Shellia A. Cooper, 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 12-17-2025 (date of document).

Shellia A. Cooper
Affiant Signature

12-17-2025
Date

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 17 day of Dec, 2025.

DMR
Notary Public
My Commission Expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Shellia A. Cooper
Affiant

Print Name: Shellia A. Cooper

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 17 day of Dec, 2025.

DMR
Notary Public
My Commission Expires: 1-24-2028

Name and address for person(s) responsible for taxes:

Shellia A. Cooper
329 Oakview Drive
Nashville, TN 37207

Name and address of property owner:

Shellia A. Cooper
329 Oakview Drive
Nashville, TN 37207

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY