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:
**Arkeya Cook Revocable Living Trust**
**3212 New Towne Rd**
**Antioch, TN 37013**

**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: |
|---|---|---|
| Arkeya Cook Revocable Living Trust<br>3212 New Towne Rd<br>Antioch, TN 37013 | Same as Grantee | Parcel #: 150 07 0 008.00 |

This Quitclaim Deed (the "Deed") is made effective this 22 day of December, 2025 (the "Effective Date") between Arkeya N. Cook (the "Grantors"), and **the Arkeya Cook Revocable Living Trust dated December 22 2025, and any amendment thereto, Arkeya Cook, 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:

Land in Davidson County, TN, being Lot No. 92 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, pages 55 and 56, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James A. Ragghianti by deed from Bank of New York as Trustee, of record as Instrument No. 20020805-0093998, Register's Office for Davidson County, TN.

Being the same property conveyed to Arkeya N. Cook by warranty deed from James A. Ragghiantia, unmarried, of record in **Deed Book 20021104, at Page 0134640,** 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 **3212 New Towne Rd, Antioch, TN 37013.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20021104, at Page 0134640.**

Karen Johnson Davidson County
Batch # 1366170 **DEEDQC**
01/06/2026 11:40:25 AM 1 pg
Fees: $12.00 Taxes: $0.00



20260106-0000967

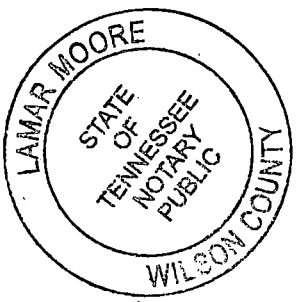
Witness my hand this 22 day of December, 2025.

Arkeya N. Cook
Grantor Signature - Arkeya N. Cook

STATE OF TENNESSEE
COUNTY OF Wilson

On this day, personally appeared before me, Arkeya Cook, 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 22 day of December, 2025.

Notary Public: Jan Moore
My Commission Expires: 10/28/25




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Marci Davis
Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 22 day of December, 2025.

Notary Public: Jan Moore My Commission Expires: 10/28/28

