Davidson County
Batch # 1390550 DEEDQC
03/10/2026 08:25:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260310-0018753

This instrument prepared by:
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This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUIT CLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Jean Cook, Trustee	Same	Map 84-4
2500 Joya Drive		Parcel 2
Nashville, TN 37214		3DZ67560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $1.00
Subscribed and sworn to before me this the 17th day of June 2024

WARREN D. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Commission Expires Jan. 24, 2028

Notary Public

Affiant- Jean Cook, Trustee

My commission expires 1/24/28

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Jean Cook the grantor herein, does hereby Quitclaim and convey unto the Trustee Jean Cook of The Jean Ester Cook. Living Trust executed on June 16, 2024, the Grantee herein, their successors, heirs and assigns, all of her right, title interest in and to that certain real estate in Davidson County, Tennessee. Under this same consideration Jean Cook the grantor herein, does hereby encumber this property with the conveyance of a life estate to her daughter Larvette V. Butts to that certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map showing the Resubdivision of Lots 23 an 24, of Section III, McGavock Heights, as of record in Book 3500, page 53, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Joya Drive at the corner of Lots 1 and 2; thence with the line between said lots, North 201.6 feet to a point; thence westerly 160 feet to the east margin of McGavock Pike; thence with the margin of the same, southerly 176.2 feet to the beginning of a curve; thence around said curve, southeasterly 39.27 feet to the north margin of Joya Drive; thence with the margin of the same, easterly 135 feet to the point of beginning.

Being the same property vested in Robert G. Kerbaugh by Will of record in Will Book 207, page 444, Probate Court for Davidson County, Tennessee, and coveyed to Robert G. Kerbaugh, by deed from Robert G. Kerbaugh, Executor of the Estate of Betsy Jean Kerbaugh of record in Book 10198, page 102, and by Deed of Correction of record in Book 11293, page 494, Register's Office for Davidson County, TN.

Norma R. Kerbaugh joins in this conveyance to convey any interest she may have as the wife

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of Robert C. Kerbaugh

Being the same property conveyed to Elgia C. Cook and Jean Cook a married couple. Jean Cook is also known as Jean Ester Cook. This property was conveyed by Warranty Deed dated January 6, 1999 on Book 11293 Page 497. Register's Office for Davidson County, TN. Elgia C. Cook passed away on June 15, 2024. This is improved property known as 2500 Joya Drive, Nashville, TN 37214.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

Witness, the said Grantor, Jean Cook, hereunder set its hand and seal this 17th day of June, 2024.

Jean E. Cook

Jean Cook-Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me WARREN JOHNSON, a Notary Public of said county and state, the within named **Jean Cook** with whom I am personally acquainted, or proven to meon the basis of satisfactory evidence) and who acknowledged that he executed the Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal this 17 day of June, 2024.

Notary Public

My Commission Expires 1/24/28

WARREN D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 24, 2028