Karen Johnson Davidson County
Batch# 1402687 DEEDQC
04/07/2026 02:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260407-0027998

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--

Affiant

Subscribed and sworn to before me, this 24th day of February, 2026.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Mark E. Cooper and Dixie W. Cooper, Trustees 4719 Clendenin Road Nashville, TN 37220	SAME	131 16 0 044.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dixie W. Cooper and Mark E. Cooper, Trustees of The Dixie W. Cooper Living Trust, established by the Revocable Trust Agreement of Dixie W. Cooper, dated February 19, 2007**, hereinafter called the Grantors, for the

purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mark E. Cooper and Dixie W. Cooper, Trustees of the Mark & Dixie Cooper Living Trust, established by the Revocable Trust Agreement of Mark E. Cooper and Dixie W. Cooper dated February 24, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 24th day of February, 2026.

Mark E. Cooper, Trustee

Dixie W. Cooper, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark E. Cooper and Dixie W. Cooper, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of February, 2026.

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 6 of Block "A" on the Map of the First Addition to Gateway Acres, as of record in Book 1424, Page 9, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 211.3 feet on the westerly side of Clendenin Road and runs back between lines, 319.6 feet on the northerly line and 260 feet on the southerly line, to a dead line on which it measures 193.5 feet.

Being the same property conveyed to Dixie W. Cooper and Mark E. Cooper, Trustees of The Dixie W. Cooper Living Trust, established by the Revocable Trust Agreement of Dixie W. Cooper, dated February 19, 2007, by deed from Dixie W. Cooper, of record as Instrument No. 20080109-0002468, Register's Office for Davidson County, Tennessee.

This is improved property known as 4719 Clendenin Road, Nashville, Tennessee 37220.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 24, 2026.

04/06/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of April, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

