QUITCLAIM DEED

Karen Johnson
Batch # 1432738
06/11/2026 11:42:17 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20260611-0053079

This instrument prepared by:
Jon S. Jablonski
320 Seven Springs Way, Suite 250
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Daynise Joseph
Affiant

Subscribed and sworn to before me, this 10 day of March 2026.

Notary Public

My Commission Expires: 1/4/2030

JON S. JABLONSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map-Parcel No:
Mikal André Cook, Mark Antoine Cook, Mia Aisha Cook and Daynise Joseph 1010 Gale Lane Nashville, TN 37204	(Same)	118 05 0 048.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

RECITALS

WHEREAS Jacqueline Elizabeth Cook (the "Decedent"), was owner of the real property described below.

WHEREAS Jacqueline Elizabeth Cook died intestate on February 15, 2024, and pursuant to Tenn. Code Ann. §31-2-103, *et seq.,* at which time her interest in the Property passed to her heirs at law, Mark Antoine Cook, Mia Aisha Cook, and Mikal André Cook as owners of the property as evidenced by the Affidavits of Heirship, of record at Instrument No. 20250314-0018569 and Instrument No. 20250314-0018983;

WHEREAS the heirs at law desire to honor their late mother's verbal wish to equally share the subject property with Daynise Joseph, collectively as equal tenants in common; and the heirs in law are in unanimous consent to do same.

NOW THEREFORE, FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, **MARK ANTOINE COOK, MIA AISHA COOK, and MIKAL ANDRÉ COOK** ("Grantors") have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **MARK ANTOINE COOK, MIA AISHA COOK, MIKAL ANDRÉ COOK** and **DAYNISE JOSEPH,** ("Grantees"), as equal tenants in common, their heirs,

successors and assigns, all of Grantors' rights, title and interest in and to a certain tract or parcel of land, together with all improvements thereon, located in Davidson County, State of Tennessee and described as follows;

Land in Davidson County, Tennessee, being the easterly 50.0 feet of Lot No. 9 and the westerly 50.0 feet of Lot No. 10, all on the plan of the subdivision of the south part of Dr. L. G. Noel's Property, of record in Book 547, page 105, Register's Office for said County.

Said parts of said lots Nos. 9 and 10 front together 100.0 feet on the northerly margin of Gale Lane, formerly Gale Avenue, and extend back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed to Jacqueline Elizabeth Cook by Quitclaim Deed from Cecil Cook of record in Book 7801 page 21, Register's Office for said County.

And also being the same property referenced by the Affidavits of heirship vesting the property in Mark Antoine Cook, Mia Aisha Cook, and Mikal André Cook the heirs at law of the decedent Jacqueline Elizabeth Cook, of record at Instrument No. 20250314-0018569 and Instrument No. 20250314-0018983 Register's Office for said County.

This is improved real property known as 1010 Gale Lane, Nashville, TN 37204.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed effective as of the 2 day of June 2026.

MIKAL ANDRÉ COOK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Mikal André Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in the aforesaid county and state, this the 10 day of March 2026.

NOTARY PUBLIC

JON S. JABLONSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/4/27

MARK ANTOINE COOK

STATE OF GEORGIA)
COUNTY OF Cobb)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Mark Antoine Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in the aforesaid county and state, this the 18 day of April 2026.

NOTARY PUBLIC

My Commission Expires: 7-13-2026

James P Hodges
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 07/13/2026

MIA AISHA COOK

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Mia Aisha Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in the aforesaid county and state, this the 2nd day of June 2026.

NOTARY PUBLIC

My Commission Expires: 2/19/29

JERUND GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEB 19, 2029