Karen Johnson Davidson County
Batch# 1433316 DEEDQC
06/15/2026 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260615-0053870

PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Name and address of owner:	Send tax bills to:	Map Parcel Number:
Joseph C. Cook, Jr. and Judith E. Cook, Trustees 2411 Crestmoor Road, No. PH3 Nashville, TN 37215	Joseph C. Cook, Jr. and Judith E. Cook, Trustees 2411 Crestmoor Road, No. PH3 Nashville, TN 37215	117 10 0B 012.00

QUITCLAIM DEED

WHEREAS, Joseph C. Cook, Jr. and Judith E. Cook acquired the property more particularly described herein by Warranty Deed dated May 19, 2017, recorded May 22, 2017 as Instrument Number 20170522-0050681 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Joseph C. Cook, Jr. and Judith E. Cook desire to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, JOSEPH C. COOK, JR. and JUDITH E. COOK ("Grantors") quitclaim to JOSEPH C. COOK, JR. and JUDITH E. COOK, TRUSTEES OF THE J & J FAMILY TRUST DATED June 9, 2026 ("Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. PH3 of The Whitney, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 *et seq.* of the Tennessee Code Annotated, under the Master Deed establishing The Whitney of record as Instrument Number 20060921-0117371, amended as Instrument Number 20061009-0125107, Instrument Number 20070601-0065028, and Instrument Number 20120702-0058112 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "D" to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING THE SAME property conveyed by Warranty Deed dated May 19, 2017 from William H . Freeman and Barbara T. Freeman to Joseph C. Cook, Jr. and Judith E. Cook, recorded May 22, 2017 as Instrument Number 20170522-0050681 in the Register's Office of Davidson County, Tennessee.

Subject to (1) all restrictions of record, (2) all easements of record, (3) all visible easements, (5) all matters appearing on the plan of record, and (6) all applicable governmental and zoning regulations.

This is improved property known as 2411 Crestmoor Road, No. PH3, Nashville, TN 37215.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page.]

IN WITNESS WHEREOF, Grantors have executed this deed as of the 9th day of June, 2026.

GRANTORS:

Joseph C. Cook, Jr.

Judith E. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Joseph C. Cook, Jr., a within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2026.

Cassandra L. Graham
Notary Public

Commission Expires: Jan. 24, 2028

CASSANDRA L. GRAHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 9th day of June, 2026.

Cassandra L. Graham
Notary Public

Commission Expires: Jan. 24, 2028

CASSANDRA L. GRAHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

4909-9011-1398v1
2976983-000001 04/28/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Joseph C Cook Jr

Printed Name JOSEPH C. COOK JR.
Trustee / Grantee

Sworn to and subscribed before me this
9th day of JUNE, 2026.

Cassandra L Graham
Notary Public

Commission Expires: Jan. 24, 2028

CASSANDRA L. GRAHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

4909-9011-1398v1
2976983-000001 04/28/2026

202606150053870

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 6/9/26 (date of document).

Affiant Signature

6/15/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

