TRUSTEE'S QUITCLAIM DEED

Karen Johnson
Batch # 1452959
07/31/2026 12:28:38 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260731-0070757

This instrument prepared by:

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PO Box 335
Goodlettsville, Tennessee 37070

ADDRESS NEW OWNER:
THE WILLIAM AND CLAIRE COONEY LIVING TRUST dated the 4th , March of 2026.
William Edward Cooney and Claire Riggins Cooney, Trustees
705 N Graycroft Avenue
Madison, Tennessee, 37115

SEND TAX BILL TO:
Same

MAP/PARCEL:
042 07 0 043.00

KNOW ALL PERSONS BY THESE PRESENTS THAT:

William Edward Cooney and Claire Riggins Cooney as husband and wife and joint trustees, in connection with the administration of their revocable living trust, pursuant Tenn. Code Ann. § 35-15-114, now convey, release and forever quitclaim from themselves, as married individuals, to themselves as trustees of THE WILLIAM AND CLAIRE COONEY LIVING TRUST dated the 4th of March, 2026 all their right, title and interest in and to a certain tract of land as described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 39 on the Plan of Morning View Subdivision, Section Two, of record in Book 2133, page 99, Register's Office for Davidson County, Tennessee, described according to a survey made by Bruce Rainey & Associates, dated January 27, 1977 as follows:

Beginning at a point on the Westerly margin of Graycroft Avenue being the common front corners of lots 39 and 40;
thence running with the line between said lots Westwardly 210.8 feet to a point;
thence Northwardly 2.5 feet;
thence Westwardly 178.06 feet to a point;
thence Southwardly 118.31 feet to a point;

thence Eastwardly 416.63 feet to a point in the Westerly side of Graycrofi Avenue;
thence running with the margin of said avenue, 115.0 feet to the point of beginning.

Being the same property conveyed to Matthew Moore and wife, Amy Moore, and Biily J. Estes, as tenants in common with right of survivorship by Warranty deed from Jamie Dent of record in Instrument No. 20141030-0100091 Registere s Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 3D, 2014.

Being the same property conveyed to Amy Moore by QuitClaim deed from Matthew Moore of record in Instrument No. 20170511-0046943 Register's Office for Davidson County, Tennessee, dated April 26, 2017 and recorded on May 11, 2017.

Being the same property conveyed to Rebuilt Realty, LLC, a Limited Liability Company by Warranty deed from Amv E. Moore, an unmarried woman of record in Instrument No. 20210203-0015450, Register's Office for Davidson County, Tennessee, dated February 02, 2021 and recorded on February 03, 2021.

Being the same property conveyed to LYZ Investment, a Tennessee Partnership by Warranty deed from Rebuilt Realty, LLC, a Limited Liability Company of record in Instrument No. 20210210-0019338 Register's Office for Davidson County, Tennessee, dated February 10, 2021 and recorded on February 10, 2021.

Being the same property conveyed to WILLIAM COONEY, (aka William Edward Cooney) UNMARRIED AND CLAIRE RIGGINS, (aka Claire Riggins Cooney) UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by Warranty Deed from, LYZ INVESTMENT, A TENNESSEE PARTNERSHIP, signed June 7th, 2021 and filed, June 9th, 2021, of record as instrument #20210609-0077575,
Register's Office for Davidson County, Tennessee.

The property is commonly known as 705 N Graycroft Ave, Madison, Tennessee, 37115.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust. The trust is an "affiliated entity" and not a separate entity.

Pursuant to Tenn. Code. Ann. § 35-15-510, the husband-and-wife grantors stipulate that this property is being conveyed to the trust and/or trustee(s) as tenants by the entirety.

Pursuant to Tenn. Code. Ann. § 67-4-409, this is a non-taxable transfer.

I, the above listed grantor conveys my interest in the real property to THE WILLIAM AND CLAIRE COONEY LIVING TRUST dated 4th , March, 2026.

Signed this 4th of March, 2026.

William Edward Cooney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared William Edward Cooney with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 4th of March, 2026.

JACOB L FORDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires:
JAN 30 2029

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I, the above listed grantor conveys my interest in the real property to THE WILLIAM AND CLAIRE COONEY LIVING TRUST dated 4th , March, 2026.

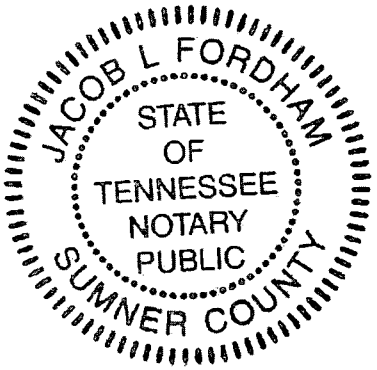
Signed this 4th of March, 2026.

Claire Riggins Cooney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Claire Riggins Cooney with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 4th of March, 2026.



Notary Public
My Commission Expires:
JAN 30 2029

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed.

Signed this 4th of March, 2026.

William Edward Cooney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared William Edward Cooney with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 4th of March, 2026.



Notary Public
My Commission Expires:
JAN 30 2029

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.