Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20140307-0019453

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

QUIT-CLAIM DEED

201401-693

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Kelly Coppinger,** the widower of Sarah Margaret Coppinger, who, as evidenced by the attached Exhibit A, died December 30, 2013, for Ten Dollars ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey unto the Grantor(s), **Kelly Coppinger**, an unmarried man, whose address is 109 Glenmont Drive, Nashville, TN 37210, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 21 on the Plan of Thompson Lane Park, as of record in Book 2331, page 138, Register's Office for said County. Said Lot No. 21 fronts 120 feet on the westerly side of Glenmont Drive and runs back 235 feet on the Northerly line and 237.4 feet on the southerly line to a dead line measuring 120.1 feet thereon. For source of title see deed of Joseph Culley to George W. Yost of record in Deed Book 5806, Page 193 in the Office of the Register of Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 11911014700
Street address of property: 109 Glenmont Drive, Nashville, TN 37210
Prior Instrument Reference by which Grantor(s) acquired title: Book 6656, Page 743 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Kelly Coppinger, 109 Glenmont Drive, Nashville, TN 37210

Kelly Coppinger and Sarah Margaret Coppinger, held title as Tenants by the Entirety and by virtue of the death of Sarah Margaret Coppinger fee simple title to the above described premises in the surviving spouse, the said Kelly Coppinger, Grantor herein, by operation of law.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

Signed this 28 day of FEBRUARY, 2014.

Signatures of Grantor(s):

Kelly Coppinger

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 28 day of FEBRUARY, 2014 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kelly Coppinger, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

[THIS SPACE INTENTIONALLY LEFT BLANK]

In testimony whereof, I have hereunto subscribed my name and affixed my official seal and the day and year last aforesaid.

Notary Public

COMMISSION EXPIRES 11/6/2017

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Address: 109 Glenmont Drive, Nashville, TN 37210
Tax Parcel: 11911014700

Oath of Consideration

I or we, KELLY COPPINGER, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 28 day of FEBRUARY, 2014.

Signatures of Affiant(s):

Kelly S. Coppinger

Sworn and subscribed before me this 28 day of FEB, 2014

Notary Public

COMMISSION EXPIRES 11/6/2017

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, MELINDA ELLISON, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Melinda Ellison
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Chun Ming Tseng a notary public for this county and state, MELINDA ELLISON who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/2/15
Notary' Seal (if on paper)

CHUN-MING TSENG
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
My Commission Expires 02-02-2015