20-1097

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 383877 DEEDQC
04/09/2020 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200409-0037678

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Bradley Copeland and Molly Copeland 202 Hicks Road, Nashville, TN 37221	New Owner	103-04-0-006.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Copeland Holdings, LLC, A Tennessee Limited Liability Company, F.K.A Green Leaf, LLC, A Series Limited Liability Company** by these presents does hereby quitclaim and convey unto **Bradley Copeland and Molly Copeland, husband and wife,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 411 of Block 21 on the Map of Charlotte Park Company's First Addition, of record in Plat Book 57, Pages 102 and 103, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Molly Mitchell by Deed from Michael Shay Bailey, of record in Instrument No. 20060427-0048559, Register's Office for Davidson County, Tennessee, dated October 11, 2005 and recorded on April 27, 2006.

Being the same property conveyed to Green Leaf, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Molly Mitchell Copeland FKA Molly Mitchell, married of record in Instrument No. 20180228-0018929, Register's Office for Davidson County, Tennessee, dated 02/28/2018 and recorded on 02/28/2018.

Being also known as 212 46th Avenue North Nashville, Tennessee 37219.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 7th day of April 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 8-22-2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7th day of April 2020.

Copeland Holdings, LLC, A Tennessee Limited Liability Company
F.K.A Green Leaf, LLC, A Series Limited Liability Company

Molly Mitchell Copeland
Molly Mitchell N.K.A Molly Copeland, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca Kroger of the state and county mentioned, personally appeared Molly Mitchell N.K.A Molly Copeland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Copeland Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Molly Mitchell N.K.A Molly Copeland as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal this the 7th day of April 2020.

Notary Public

My Commission Expires:

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 8-22-2020

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022