Karen Johnson Davidson County
Batch# 452206 DEEDQC
08/06/2020 03:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200806-0087815

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jackie Stevens and Angie Stevens, husband and wife, and Kelly Stanley and Scott Stanley, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer all of their interest and convey unto **Copperhead Properties, LLC a Tennessee Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 157 on the Plan of West Nashville Heights, as of record in Book 332, page 127, Register's Office for Davidson County, Tennessee, together with a portion of closed alley #1517, being further described by survey made by Timothy Mark Donlon, RLS #2297 and dated April 21, 2015, said survey being attached hereto as "Exhibit A" and further describes said property as follows:

Beginning at a point on the Westerly margin of Stevenson Street (formerly Nall Avenue), and in the Southeast corner of the Plantation Properties, LLC property (Instrument No. 20130815-0086128, R.O.D.C.), thence with Plantation's property line South 81 degrees 34 minutes15 seconds East 177.18 feet to an iron pin set in the southwest corner of Plantation's property, thence along Alley #1522, North 02 degrees 49 minutes 48 seconds West 103.23 feet to an iron pin set, thence South 89 degrees14 minutes 08 seconds West 170.00 feet to a pin set on the Westerly margin of Stevenson Street (formerly Nall Avenue), and thence with Stevenson Street South 01 degrees14 minutes 20 seconds East 65.00 feet to the point of beginning.

Being the same property conveyed to Jackie Stevens and Angie Stevens, husband and wife, and Kelly Stanley and Scott Stanley, husband and wife, by Warranty deed from Randall Craft, married, of record in Instrument No. 20200701-0071611 Register's Office for Davidson County, Tennessee.

Being also known as 523 Stevenson Street Nashville, Tennessee 37209.

IN WITNESS WHEREOF, We have hereunto set out hands on this 3rd day of August, 2020.

Jackie Stevens

Angie Stevens

Kelly Stanley

Scott Stanley

STATE OF _____)

STATE OF Arkansas)
COUNTY OF White)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Kelly Stanley and ~~Angie~~ Scott Stanley, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 3rd day of August, 2020.

LeAndra M. Stephens
Notary Public

My Commission Expires: July 21, 2026

LEANDRA M. STEPHENS
MY COMMISSION # 12698316
EXPIRES: July 21, 2026
White County

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Copperhead Properties, LLC 523 Stevenson Street Nashville, TN 37209	Same	Davidson County: 091-09-0-242.00

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 5 day of August, 2020.

Notary Public

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

My Commission Expires:

STATE OF Arkansas)
COUNTY OF Pulaski)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared ~~Kelly Stanley~~ and ~~Angie Scott Stanley,~~ with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.
JACKIE STEVENS ANGIE STEVENS

Witness my hand and seal this 3 day of August, 2020.

Cecelia Wilson
Notary Public

My Commission Expires: 4-9-2027

CECELIA WILSON
MY COMMISSION # 12359788
EXPIRES: April 9, 2027
Lonoke County

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Copperhead Properties, LLC 523 Stevenson Street Nashville, TN 37209	Same	Davidson County: 091-09-0-242.00

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 5 day of August, 2020.

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Notary Public

My Commission Expires:

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner