Karen Johnson Davidson County
Batch# 811119 DEEDQC
02/24/2022 12:53:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220224-0021265

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of grantee's knowledge, information and belief, the actual consideration for the transfer is $0.00.

Victoria C. Kopyar, Trustee, Grantee

Subscribed and sworn to before me this 31st day of January, 2022.

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP
Victoria C. Kopyar, Trustee 208 Cherokee Station Road Nashville, TN 37209	Same	103-8-D-24CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Victoria C. Kopyar**, unmarried, the "**Grantor**", does hereby convey, transfer, remise, release, relinquish and quitclaim unto **Victoria C. Kopyar, Trustee of the Victoria C. Kopyar Revocable Trust U/A dated January 31, 2022**, "**Grantee**", all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 31 day of January 2022.

Victoria C. Kopyar

Victoria C. Kopyar, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Victoria C. Kopyar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 31st day of January, 2022.

Breauna N Murphy

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Cherokee Crossing of record in Instrument No. 20050328-0032338, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Victoria C. Kopyar, by deed from Cherokee Crossing Partnership, a Tennessee Partnership, of record in Instrument No. 20070302-0026060, in the Register's Office of Davidson County, Tennessee, dated February 23, 2007, and recorded on March 2, 2007.

The above-described property is improved property known as 208 Cherokee Station Road, Nashville, Tennessee 37209.