Karen Johnson Davidson County
Batch# 971830 DEEDQC
02/17/2023 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230217-0011610

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cynthia L. Moynihan 756 Roycroft Place Nashville, TN 37203	Same	105 10 0 213.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GAIL J. KOPCSAK, ("Grantor") hereby quitclaims and conveys to CYNTHIA L. MOYNIHAN, all of her right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

This is improved property known as 756 Roycroft Place, Nashville, TN 37203.

The description herein is the same as that contained in the prior deed.

IN WITNESS WHEREOF, Grantor executed this instrument on this 9th day of Feb, 2023.

GAIL J. KOPCSAK

34785615.2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Gail J. Kopcsak, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 7th day of February, 2023.

SAMANTHA STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Samantha Stevenson
Notary Public
My Commission Expires: 10-11-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

James C. Boode
Agent for Grantee

Subscribed and sworn to before me, this 9th day of February, 2023.

SAMANTHA STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Samantha Stevenson
Notary Public
My Commission Expires: 10-11-2025

34785615.2

202302170011610

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 34, on the Plan of S. C. Caldwell's Roycroft Addition, of record in Book 332, page 37, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gail J. Kopcsak and Cynthia L. Hayes (a/k/a Cynthia L. Moynihan) by deed of record in Book 9471, page 907, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Feb 9, 2023 (date of document).

Affiant Signature

02/17/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09.07.2026

202302170011610