Karen Johnson Davidson County
Batch# 979860 DEEDQC
03/13/2023 01:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230313-0018062

AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10464989

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 059 06 0 037.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 11 day of March, 2023, by and between **Waymond E. Coplen, Jr. A/K/A Waymond Coplen and Chantre Coplen, husband and wife, who acquired title without marital status,** residing at 725 Troy Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) **Waymond E. Coplen, Jr. and Chantre Coplen, as tenants by the entirety,** residing at 725 Troy Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Ewing Valley, Section I of record in Plat Book 4300, Page 167, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Property Address: 725 Troy Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/30/2019 under Instrument Number: Document Number: 20190530-0051427 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Waymond E Coplen Jr AKA Waymond Coplen

Waymond E. Coplen, Jr. A/K/A Waymond Coplen

Chantre Coplen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Waymond E. Coplen, Jr. A/K/A Waymond Coplen and Chantre Coplen**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 11 day of March, 20 23.

Nashon Fondren
Notary Public

My Commission expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Waymond E Coplen Jr Chantre Coplen

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 11 day of March, 2023.

Notary Public
My Commission Expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Waymond E. Coplen, Jr., and Chantre Coplen
725 Troy Drive
Nashville, TN 37207

Name and address of property owner:

Waymond E. Coplen, Jr, and Chantre Coplen
725 Troy Drive
Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Wayne E Copeland Jr and Charlene Copeland 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 3/11/2023 (date of document).

Wayne E Copeland Jr

Affiant Signature

3/11/2023

Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 11 day of March, 2023.

Nashon Fondren

Notary's Signature

My Commission Expires: 01/08/2024

NOTARY'S SEAL

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY