Karen Johnson Davidson County
Batch# 1040435 DEEDQC
08/21/2023 10:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230821-0064900

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
The Seeded Oak Revocable Trust 705 Neill Avenue Nashville, TN 37206	New Owner	082-08-0-049.00

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, **Michelle Cope, an unmarried woman,** by these presents does hereby quitclaim and convey unto **The Seeded Oak Revocable Trust, dated June 22, 2023,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and the Love-McFerrin Tract, as of record in Plat Book 421, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Dzingleski and wife Anna Dnistryan by Warranty deed from Louise C. Jones of record in Instrument No. 20141211-0113328 Register's Office for Davidson County, Tennessee, dated December 5, 2014 and recorded on December 11, 2014.

Being the same property conveyed to Michael Lauren, unmarried and Anna Dnistryan, unmarried as tenants in common by Quitclaim deed from Michael Dzingleski (Now known as Michael Lauren) of record in Instrument No. 20150709-0066537 Register's Office for Davidson County, Tennessee, dated May 1, 2015 and recorded on July 9, 2015.

Being the same property conveyed to Michelle Cope, an unmarried woman by Warranty deed from Michael Lauren and Anna Dnistryan, husband and wife, of record in Instrument No. 20230720-0056079, Register's Office for Davidson County, Tennessee, dated July 12, 2023 and recorded on July 20, 2023.

Being also known as 705 Neill Avenue, Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 20th day of July, 2023.

Affiant

My commission expires: 9-2-24
(Affix Seal)

Notary Public

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 02, 2024
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of July, 2023.

Michelle Cope

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michelle Cope, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2023.

Catherine Lorenza Marcasciano
Notary Public

My Commission Expires: 01/25/2025

CATHERINE LORENZA MARCASCIANO
Notary Public, State of New York
Reg. No. 01MA6413473
Qualified in Bronx County
Commission Expires 01/25/2025

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 August 21, 2023 (date of document).

Affiant Signature

August 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023