THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 1166853 DEEDQC
08/06/2024 08:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240806-0059709

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jeffrey Coplan 1426 Benjamin St. Nashville, TN 37206	Jeffrey Coplan 1426 Benjamin St. Nashville, TN 37206	083 05 0 267.00

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, **Coplan Holdings, LLC, a Tennessee Limited Liability Company,** by these presents does hereby quitclaim and convey unto the **Jeffrey Coplan, an unmarried man,** their 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 the Westerly 120 feet of Lot No. 5 on the Map of the BRANSFORD REALTY COMPANY'S SUBDIVISION OF LOTS NO. 26, 37 AND PART OF 27 IN EDGEWOOD PLAN, of record in Plat Book 421, Page 49, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 5 fronts 75 feet on the Easterly side of North 12th Street and runs back with the Southerly margin of a 50 foot street, called Edgewood Place, 120 feet to a dead line on which it measures 72.9 feet, more or less.

Being the same property conveyed to Coplan Holdings, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from 711 N12, LLC, a Tennessee limited liability company, of record in Instrument No. 20170615-0060340, in the Register's Office of Davidson County, Tennessee, dated June 14, 2017, and recorded on June 15, 2017.

Being the same property conveyed to 711 N12, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jeffrey Coplan, unmarried, of record in Instrument No. 20160330-0030225, in the Register's Office of Davidson County, Tennessee, dated March 29, 2016, and recorded on March 30, 2016.

Being the same property conveyed to Jeffrey Coplan, by Quitclaim Deed from 711 N12, LLC, a Tennessee limited liability company, of record in Instrument No. 20121221-0117945, in the Register's Office of Davidson County, Tennessee, dated December 19, 2012, and recorded on December 21, 2012.

Being also known as 711 N 12th St., 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
31st day of July, 2024.

Affiant

My commission expires: 6/18/2028
(Affix Seal)

Notary Public

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31st day of July, 2024.

Coplan Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Jeffrey Coplan, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey Coplan, the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Coplan Holdings, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal the 31st day of July 2024.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 31, 2024**.

Affiant Signature

August 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25