Karen Johnson Davidson County
Batch# 1173272 DEEDQC
08/22/2024 02:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240822-0064656

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:
Coplan Holdings, LLC, 1426 Benjamin St. Nashville, TN 37206	Coplan Holdings, LLC 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, **Jeffrey Coplan, an unmarried man,** by these presents does hereby quitclaim and convey unto **Coplan Holdings, LLC, a Tennessee Limited Liability Company** 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 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 Jeffrey Coplan, an unmarried man by Quitclaim Deed from Coplan Holdings LLC, a Tenenssee limited liablity company, of record in Instrument No. 20240806-0059709, in the Register's Office for Davidson County, Tennessee, dated July 31, 2024, and recorded on August 6, 2024.

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 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.

Affiant

Subscribed and sworn to before me this the 19th day of August, 2024.

My commission expires: 3.3.26
(Affix Seal)

Notary Public

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th day of August, 2024.

By: _____
Jeffrey Coplan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2024, before me personally appeared Jeffrey Coplan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal the 19th day of August 2024.

_____
Notary Public

My Commission Expires: 3-3-26

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
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 **August 19, 2024**.

Affiant Signature

August 22, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22nd 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