Karen Johnson Davidson County
Batch # 1185428 DEEDQC
09/24/2024 03:29:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240924-0074124

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
611 Woodland Street
Nashville, Tennessee 37206
615.896.2022

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

Abigale R. Coppage
AFFIANT, Abigale R. Coppage

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This 16 day of September 2024

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Natalie Lewis
NOTARY PUBLIC

My Commission Expires: 10/5/2025

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Abigale Coppage 305 Michael Drive Nashville, TN 37214	Same as New Owner	Map 095-08-0 Parcel 149-00

FOR AND IN CONSIDERATION OF THE SUM OFone dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, John T. Coppage ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Abigale Coppage ("Grantee"), a single woman, all of his interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, beingLot No. 48, on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John T. Coppage and Abigale Coppage, Husband and Wife, by Warranty Deed dated June 6, 2014, from Susan Newkirk, unmarried, of record in Instrument No. 20140609-0049696 of record in the Register of Deed's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The Plan of record in Book 2133, Pages 117, 118 and 119, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This Instrument was prepared with information by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this instrument.

This is **improved** property known as **305 Michael Drive, Nashville, TN 37214**

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 16th day of September, 2024.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

John T. Coppage, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that he executed this instrument for the purposes stated in the instrument.He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 16TH day of September, 2024.

JOHN T. COPPAGE

NOTARY PUBLIC

My Commission Expires: 10/5/2025

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY