Karen Johnson Davidson County
Batch# 1217168 DEEDQC
12/17/2024 10:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241217-0097815

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Copleand Property Holdings, LLC 1255 Morning Glory Court Brentwood, TN 37027	New owner	16500012800

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, **Kelly Copeland, a married man**, by these presents does hereby quitclaim and convey unto, **Copleand Property Holdings, LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

See Exhibit A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 17th day of December, 2024.

Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of December, 2024.

Kelly Copeland

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 **Kelly Copeland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of December, 2024.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

EXHIBIT A

A tract of land in the Second Civil District, Antioch, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 01/28/22 Project Number 22-003 (Gregory E. Daniels, TN R.L.S. #1489); and being more particularly described as follows:

Beginning at an existing iron pin on the northerly right-of-way of LaVergne Couchville Pike, said pin also being at the southeasterly corner of Christ Miracle Chapel, of record in Instrument Number 20021101-0134330 R.0.D.C. TN and proceeding,

1. Leaving said northerly right-of-way of LaVergne Couchville Pike and with the easterly boundary of said Christ Miracle Chapel N 41deg20'57" W 686.52 feet to an existing iron pin on the southerly boundary of John Presley, et ux, of record in Deed Book 6118, Page 284 R.0.D.C. TN; thence,

2. With said southerly boundary of John Presley, et ux S 82deg47'09" E 156.06 feet to an existing iron pin on the southerly boundary of Vivian Parker Tidwell of record in Instrument Number 20090828-0080980 R.0.D.C. TN; thence,

3. With said southerly and easterly boundary of Vivian Parker Tidwell S 44deg26'18" E 187.88 feet to an existing iron pin; thence,

4. N 17deg40'45" E 160.69 feet to an existing iron pin; thence

5. N 11deg00'54" E 228.17 feet to an existing iron pin at the southwesterly corner of Randall David Tidwell of record in Instrument Number 20170307-0022391 R.0.D.C. TN; thence,

6. With the southerly boundary of said Randall David Tidwell and Glenn Tidwell of record in Instrument Number 20110209-0011238 R.0.D.C. TN S 73deg42'14" E 296.74 feet to an iron pin set at the southwesterly corner of Luis Trejo, et ux of record in Instrument Number 20210812-0109111 R.0.D.C. TN; thence,

7. With the southerly boundary of Luis Trejo, et ux S 69deg48'37" E 101.32 feet to an iron pin set at the southwesterly corner of Belinda Martinez, et vir of record in Instrument Number 20170613-0059314 R.0.D.C. TN; thence,

8. With said southerly boundary of Belinda Martinez, et vir S 72deg54'25" E 41.39 feet an iron pin set at the northeasterly corner of Samuel Elam of record in Deed Book 7367, Page 254 R.0.D.C. TN; thence, 9. With the northerly boundary of Samuel Elam S 43deg27'19" W 156.74 feet to an existing iron pin at the northeasterly corner of Waiter Rumble, et al of record in Instrument Number 20170519-0049836R.0.D.C. TN ; thence,10. With the northerly boundary of Walter Rumble, et al and Kimberly Bowen of record in Instrument Number 20130703-0069263 R.0.D.C. TN S 43deg57'57" W 299.60 feet to an existing iron pin at the northwesterly corner of Kimberly Bowen; thence,

11. With the westerly boundary of Kimberly Bowen S 38deg42'21" E 171.63 feet to an existing iron pin on the northerly right-of-way of LaVergne Couchville Pike; thence,

12. With said northerly right-of-way of LaVergne Couchville Pike S 43deg16'13" W 127.14 feet to a point; thence,

13. S 43deg08'18" W 71.76 feet to the point of beginning.

Containing 222,991 square feet or 5.12 acres more or less.

Being the same property conveyed to Kelly Copeland, a married man, by Warranty Deed from Vivian P. Tidwell, individually, and Vivian Tidwell, as Devisee under the Will of Glenn Thomas Tidwell, dated June 28, 2022, recorded June 30, 2022, of record in Instrument No. 20220630-0075801, Register's Office for Davidson County, Tennessee.

Being also known as 4046 Lavergne Couchville Pk., Antioch, TN 37013.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 17. 2024.

Affiant Signature

17th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028