Karen Johnson Davidson County
Batch# 1236533 DEEDQC
02/12/2025 10:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250212-0010648

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:
Copeland Property Holdings, LLC 1255 Morning Glory Court Brentwood, TN 37027	New Owner	Map 165, Parcel 128.00 Map 165, Parcel 022.00 [New Map and Parcel to be assigned]

The purpose of this deed is to consolidate the two (2) below-described parcels (consisting of two tracts) into a single, combined map and parcel number.

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, **Copeland Property Holdings, LLC, a Tennessee limited liability company** by these presents does hereby quitclaim and convey unto **Copeland Property Holdings, LLC, a Tennessee limited liability company**, its successors and assigns, all of its right, title and interest in and to the following described tract of land:

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 11th day of January, 2025.

Affiant

My commission expires: February 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 11th day of ~~January~~ February, 2025.

Copeland Property Holdings, LLC, a Tennessee limited liability company

By: _____
Name: Kelly O Copeland
Its: President

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 himself/herself to be the** President **of Copeland Property Holdings, LLC, a Tennessee limited liability company**, and that he/she, 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 this the 11th **day of** February, 2025.

_____
Notary Public

My Commission Expires: 09/07/26

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

EXHIBIT A

Property 1:

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 43degS7'57" 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 43degl16'13" 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 Copeland Property Holdings, LLC (mistakenly spelled as Copleand Property Holdings, LLC in the previous deed), a Tennessee limited liability company by Quitclaim Deed from Kelly Copeland, a married man, dated December 17, 2024, recorded December 17, 2024, of record in Instrument No. 20241217-0097815, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded in Instrument No. 20250205-0008606, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4046 Lavergne Couchville Pike, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Property 2:

A Lot or parcel of land in Davidson County, Tennessee, being Lot Number 1 on the map of the Harry Warnich property, not of record, described according to a survey made by Watkins and Murray Surveyors April 26, 1948, as follows:

Beginning in the center of Old Hickory Blvd. at a point 358.5 feet West of the Southwest corner of John Griffin property, being the corner of lots 1 and 2; thence with the center of said Boulevard, South 38 degrees 00 minutes West,100 feet; thence North 45 degrees 30 minutes West 200 feet to an iron rod; thence North 38 degrees 00 minutes East, 100 feet to an iron rod; thence South 45 degrees 30 minutes East 200 feet to the beginning. Note: Quit Claim Deed in 20130703-0069263 is missing a call. See Scrivener' s Affidavit in 20080910-009268¢ which attempts to correct legal in Warranty Deed in 200807730- 0078059.

Note: Legal description used here is from Warranty Deed in Book 8344, Page 662. Being the same property conveyed to Kimberly R. Bowen and husband, Thomas Bowen by Warranty Deed from James A. Porto and Robert D. Porto of record in Instrument No. 20080730-0078059 Register's Office for Davidson County, Tennessee, dated July 28, 2008 and recorded on July 30, 2008, Scrivener's Affidavit recorded in Instrument No. 20080910-0092680.

Being the same property conveyed to Copeland Property Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Kimberly R. Bowen, an unmarried woman, of record in Instrument No. 20240806-0059956, Register's Office for Davidson County, Tennessee, dated August 2, 2024, and recorded on August 6, 2024.

The address of the herein described property is believed to be 4040 Lavergne Couchville Pike, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 January 11, 2025.

Affiant Signature

12th day of February, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

