BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By and Returned To:
Kevin D Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson
Batch # 1277129
05/23/2025 10 09 44 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250523-0040734

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL
The Copeland Family Partnership LP Frank M Copeland Jr, 203 Dogwood Lane Smyrna, TN 37167	SAME	118-08-0-185 00

I, **Frank M. Copeland, Jr.,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **The Copeland Family Partnership, L.P.,** in and to the following tract of land in Davidson County, Tennessee, described as follows:

Tract 1

Being Lot No 81 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, in the Register's Office of Davidson County, Tennessee

Said Lot No 81 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Frank M Copeland, Sr and wife, Gertrude D Copeland and Frank M Copeland, Jr by Warranty Deed from Evelyn Joyce White and husband, Jerrell White, of record in Book 8070, Page 954, in the Register's Office of Davidson County, Tennessee, dated March 22, 1990 and recorded on March 23, 1990

Being the same property conveyed to The Copeland Family Partnership, L.P by Quit Claim Deed from Frank Copeland, Sr and Gertrude Copeland, of record in Book 9733, Page 521, in the Register's Office of Davidson County, Tennessee, dated July 3, 1995 and recorded on July 18, 1995

Tract 2

Being Lot No 82 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, in the Register's Office of Davidson County, Tennessee

Said Lot No 82 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Frank Copeland, Sr , Gertrude Copeland and Frank Copeland, Jr by Installment deed from Copeland & Son Air Condition, Inc , of record in Book 7469, Page 912, in the Register's Office of Davidson County, Tennessee, dated January 2, 1988 and recorded on February 16, 1988

Being the same property conveyed to The Copeland Family Partnership, L P by Quit Claim Deed from Frank Copeland, Sr and Gertrude Copeland, of record in Book 9733, Page 521, in the Register's Office of Davidson County, Tennessee, dated July 3, 1995 and recorded on July 18, 1995

Subject to all matters of record affecting the premises

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of May, 2025

Frank M Copeland, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank M Copeland, Jr the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal on this 21st day of May, 2025

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 21 day of May, 2025

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires 10/4/27