Karen Johnson
Batch # 1287345
06/20/2025 09 41 30 AM
Fees $32 00 Taxes $0 00
Davidson County
DEEDQC
6 pgs
20250620-0048315

Quitclaim Deed

Document prepared by: Eric Copenhaver
5326 Overton Rd
Nashville TN 37220

This Quitclaim Deed is made on November 11, 20 23, between
Kayla Sheree Copenaver, Grantor,
address: 2309b Knowles Ave
Nashville TN 37204

and Eric Joseph Copenhaver Send Tax Bill, Grantee,
address: 2309b Knowles Ave
Nashville TN 37204

For valuable consideration, the Grantor hereby quitclaims and transfers the following described real estate to the Grantee to have and hold forever, located at
5326 Overton Rd,
City of Nashville, State of Tennessee:

Dated: November 11, 20 23

Signature of Grantor

Kayla Sheree Copenaver
Printed Name of Grantor

State of _____
County of _____

On November 11, 20 23, Kayla Sheree Copenaver personally came before me and, being duly sworn, did state that he or she is the person described in the above document and that he or she signed the above document in my presence.

Signature of Notary Public

Notary Public, In and for the County of Davidson
State of TN

My commission expires: 1-11-26

Notary Seal

MARGARET KUYPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

Quitclaim Deed (page 2)

Map/Parcel: 160-03-0-124.00
Property Address. 5326 Overton Road, Nashville, TN 37220

Initial Escrow Account Disclosure Statement
Loan Number. 7166045592
Service Name and Address
Ameris Bank
1800 Parkway Place, Suite 820
Marietta, GA 30067

Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 160 03 0 124 00
Current Owner: COPENHAVER, ERIC & LAMAR, KAYL
Mailing Address: 5326 OVERTON RD NASHVILLE TN 37220
Jurisdiction: 1
Neighborhood: 4026

Location: 5326 OVERTON RD NASHVILLE 37220
Land Area: 0 55 ACRES
Most Recent Sale Date: 4/13/2016
Most Recent Sale Price: $357,000
Deed Reference: 20160415-0036204
Tax District: USD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2025
Land Value: $400,000
Improvement Value: $421,600
Total Appraisal Value: $821,600

Assessment Classification: RES
Assessment Land: $100,000
Assessment Improvement: $105,400
Assessment Total: $205,400

LEGAL DESCRIPTION

LOT 6 BRENTVIEW HILLS SEC. 3

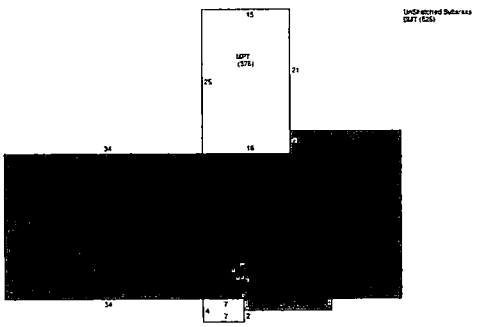
IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM
Year Built: 1968
Square Footage: 1,806
Number of Living Units: 1
Building Grade: B - B GRADE
Building Condition: Average

Rooms: 8
Beds: 3
Baths:
Half Bath: 0
Fixtures: 8

Exterior Wall: BRICK
Frame Type: RESD FRAME
Story Height: ONE STY
Foundation Type: PT BSMT
Roof Cover: 01 - ASPHALT





*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property

WARRANTY DEED

BILL GARRETT, Davidson County
Trans.T20160030704 DEEDWARR
Recvd: 04/15/16 10:31 2 pgs
Fees:13.00 Taxes:1320.90
[redacted]
20160415-0036204

ELIZABETH LEONBERGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires DEC 22, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Stacy Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF April, 2016

Elizabeth Leonberger
Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 12-22-19

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Eric Copenhaver and Kayla Lamar	Ameris Bank	
(NAME) 5326 Overton Road	(NAME) 1800 Parkway Pl. #820	160-3 124
(ADDRESS) Nashville, TN 37220	(ADDRESS) Marietta, GA. 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MILDRED CHRISTINE WALLS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC COPENHAVER, AN UNMARRIED MAN, AND KAYLA LAMAR, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6, Overton Road on the Plan of Brentview Hills, Section 3, of record in Book 3842, Page 174, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Walter E. Walls and Mildred Christine Walls, husband and wife by deed from Zepha H. Jones, dated October 29, 1980, of record in Book 5673, Page 51, Register's Office for Davidson County, Tennessee. Walter E. Walls has since died, vesting property solely in Mildred Christine Walls. Mildred Christine Walls is the same person as M. Christine Walls.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 3842, Page 174, said Register's Office; and restrictive covenants of record in Book 4257, Page 771 and Book 4404, Page 813, said Register's Office.

unimproved
This is improved x property, known as 5326 Overton Road, Nashville, TN 37220
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13 day of April, 2016

Mildred Christine Walls Sharon W Stacey POA

MILDRED CHRISTINE WALLS BY SHARON W STACEY, ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13 day of April, 2016, before me personally appeared Sharon W. Stacey, to me known to be the person who executed the foregoing instrument on behalf of Mildred Christine Walls and acknowledged that she executed the same as the free act and deed of Mildred Christine Walls.

Witness my hand and official seal at Nashville, Tennessee this 13 day of April, 2016

Commission expires.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

John Gregory Hardeman

Notary Public

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Affiant

Subscribed and sworn before me, this 20th day of June, 2025

Notary

CRISTHIAN BELTRAN DAVILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027