Karen Johnson
Batch # 1287345
06/20/2025 09 41 30 AM
Fees $37 00 Taxes $0 00
Davidson County
DEEDQC
7 pgs
20250620-0048316

Quitclaim Deed

Document prepared by: Eric Copenhaver
5726 Overton Rd
Nashville TN 37220

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

and Kayla Sheree 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
2309b Knowles Ave,
City of Nashville, State of Tennessee:

Dated: November 11, 20 23

Signature of Grantor

Eric Joseph Copenaver
Printed Name of Grantor

State of _____
County of _____

On November 11, 20 23, Eric Joseph 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. 105140K00200CO
Property Address: 2309 B Knowles Avenue, Nashville, TN 37204

Initial Escrow Account Disclosure Statement
Loan Number 201000026276
Service Name and Address.
The Equitable Mortgage Corporation
3530 Snouffer Road, Suits 100
Columbus, OH 43235

Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 105 14 0K 002.00
Current Owner: COPENHAVER, ERIC J & KAYLA S
Mailing Address: 2309 B KNOWLES AVE NASHVILLE TN 37204
Jurisdiction: 2
Neighborhood: 1626

Location: 2309-B KNOWLES AVE NASHVILLE 37204
Land Area: 0.00
Most Recent Sale Date: 11/25/2020
Most Recent Sale Price: $860,000
Deed Reference: 20201208-0142262
Tax District: USD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2025
Land Value: $416,000
Improvement Value: $779,800
Total Appraisal Value: $1,195,800

Assessment Classification: RES
Assessment Land: $104,000
Assessment Improvement: $194,950
Assessment Total: $298,950

LEGAL DESCRIPTION

UNIT 2309B HOMES AT 2309 KNOWLES AVENUE

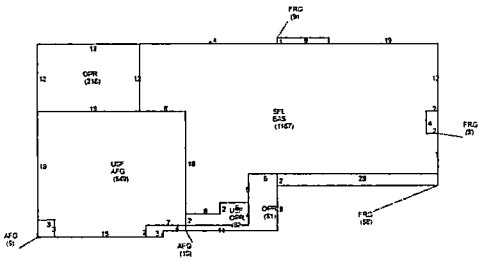
IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM
Year Built: 2016
Square Footage: 2,988
Number of Living Units: 1
Building Grade: B - B GRADE
Building Condition: Average

Rooms: 8
Beds: 4
Baths:
Half Bath: 0
Fixtures: 14

Exterior Wall: FRAME
Frame Type: TYPICAL
Story Height: TWO STY
Foundation Type: CRAWL
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.

Karen Johnson Davidson County
Batch# 526187 DEEDWARR
12/08/2020 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20201208-0142262

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 30th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES 10-21-2024

(AFFIX SEAL)

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

File No.: AGL-20-2309B

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric J. Copenhaver and Kayla S. Copenhaver	The Equitable Mortgage Corp	105 14 0K 002.00
(NAME)	(NAME)	
2309B Knowles Ave Nashville, TN 37204	3530 Snouffer Rd, ste 100 Columbus, OH 43235	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **TROY STACKHOUSE AND LINDSEY KLINE DREADIN STACKHOUSE, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ERIC J. COPENHAVER AND KAYLA S. COPENHAVER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B, as established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 2309 Knowles Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150528-0048900, in the Register's Office for Davidson County, Tennessee, with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to OMBS, L.L.C., a Florida Limited Liability Company, by Warranty Deed from Reginald B. Schleider, a married man, and Chad Stephens, an unmarried man, dated April 30, 2015, recorded May 6, 2015, in Instrument No. 20150506-0041532, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Troy Stackhouse, a married man, by Quitclaim Deed from OMBS, L.L.C., a Florida Limited Liability Company, dated July 10, 2015, recorded July 10, 2015, in Instrument No. 20150710-0067399, in the Register's Office of Davidson County, Tennessee. Subsequently being the same property conveyed to Troy Stackhouse and Lindsey Kline Dreadin Stackhouse, husband and wife, by Quitclaim Deed from Troy Stackhouse, a married man, dated May 4, 2016, recorded May 10, 2016, in Instrument No. 20160510-0046500, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of November, 2020

Troy Stackhouse

Lindsey Kline Dreadin Stackhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2020, before me personally appeared Troy Stackhouse and Lindsey Kline Dreadin Stackhouse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of November, 2020.

Notary Signature
My commission expires: 3/6/21

ADAM G LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

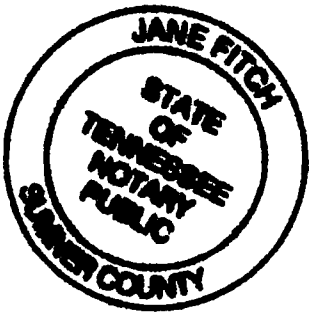
Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)



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 20 day of June, 2025

Notary

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