Karen Johnson Davidson County
Batch # 1295813 DEEDQC
07/10/2025 01:46:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250710-0054426

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Michelle L. Copeland, as Trustee of the Michelle L. Copeland Revocable Trust u/a/d July 10, 2025 3113 Hydes Ferry Road Nashville, Tennessee 37218	SAME	08004001100

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760 Attn: Noah Camp, Esq.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

Subscribed and sworn to before me, this the 10th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 3-3-2026

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, MICHELLE L. COPELAND f/k/a MICHELLE MOODY ("Grantor") hereby quitclaims and conveys unto MICHELLE L. COPELAND, AS TRUSTEE OF THE MICHELLE L. COPELAND REVOCABLE TRUST UNDER AGREEMENT DATED July 10, 2025 ("Grantee"), her successors and assigns, all of Grantors' right, title and interest, in and to the following described land in Davidson County, Tennessee:

SITUATED, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 7 ON THE PLAN OF HYDE PARK SUBDIVISION, SECTION I, OF RECORD IN PLAT BOOK 2900, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 7 BEING SITUATED IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, FRONTS 138 FEET ON THE WESTERLY SIDE OF OLD HYDES FERRY PIKE AND RUNS BACK AT

RIGHT ANGLES FROM SAID RIGHT-OF-WAY ON PARALLEL LINES, A DISTANCE OF 214 FEET ON THE SOUTHERLY SIDE, AND A DISTANCE OF 374 FEET ON THE NORTHERLY SIDE, TO A DEAD LINE ON WHICH IT MEASURES 211.4 FEET.

Being Property Conveyed by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee to HSBC Mortgage Services, Inc., recorded August 29, 2014, in Instrument No.: 20140829-0078978, Davidson County, Tennessee.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th of July, 2025.

Michelle L. Copeland f/k/a Michelle Moody
MICHELLE L. COPELAND f/k/a MICHELLE MOODY

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 Michelle L. Copeland f/k/a Michelle Moody, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 10th of July, 2025.

Linda J. Boggess
NOTARY PUBLIC

My Commission Expires: 3-3-2026

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026