Name and Address of New Owner:
Lisa Wilkins and Marcus Copsey
4316 Baton Rouge Drive
Hermitage, TN 37076

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 07511016500

Karen Johnson Davidson County
Batch# 1320014 DEEDQC
09/08/2025 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250908-0071738

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lisa Marie Wilkins,** "the Grantor," conveys and quitclaims unto **Lisa Marie Wilkins, an unmarried woman, and Marcus Alexander Copsey, an unmarried man, as tenants in common with rights of survivorship**, "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 87A on the Plan of Zone Lot Division - Lots 80, 81,82, 83, 84, 85 ,86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, & 107, Rachel's Square - Section 2, (now known as Colony Downs), of record in Plat Book 6050, Pages 124, amending Plat Book 6250, Pages 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lisa Marie Wilkins, and unmarried woman, by Warranty Deed from Benjamin John Scala, an unmarried man, of record in Instrument No. 20200313-0028262, dated March 2, 2020, and recorded March 13, 2020.

Being improved property known as 4316 Baton Rouge Drive, Hermitage, Tennessee 37076.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th day of September, 2025.

Lisa Marie Wilkins (SEAL)
Lisa Marie Wilkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2025, before me personally appeared Lisa Marie Wilkins 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 this 8th day of September, 2025.



Notary Signature
My commission expires: 11/28/27

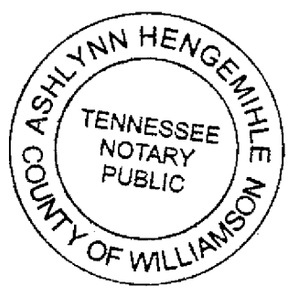
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of September, 2025.



Notary Signature
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 9-8-25.

Affiant Signature

9-8-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of September, 2025.

Notary Signature

My Commission Expires: 5-9-26

