QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1320904 DEEDQC
09/11/2025 08:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250911-0072521

File #25-DW-5205-REFI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES: 3-27-2029

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacob Easley	**Same as New Owner**	
(NAME)	(NAME)	**091 07 0 220.00**
5205B Kentucky Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CARLEY BOWERS EASLEY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **JACOB EASLEY, A SINGLE MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that 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. 1110, Block 170 on the Plan of NO 1, PLAN OF WEST NASHVILLE of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots adjoin and front together 50 feet on the Southerly side of Kentucky Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jonathan Coplon and Brooke Coplon, husband and wife, by Warranty Deed from MRB Developers LLC, of record in Instrument No. 20160719-0074166, in the Register's Office of Davidson County, Tennessee, dated July 12, 2016, and recorded on July 19, 2016.

Further being the same property conveyed to Jacob Easley and Carley Bowers Easley, husband and wife, by Warranty Deed from Jonathan Coplon and Brooke Coplon, husband and wife, of record in Instrument No. 20240216-0010909, in the Register's Office of Davidson County, Tennessee, dated February 14, 2024, and recorded on February 16, 2024.

The said Jacob Easley and Carley Bowers Easley having since divorced per Final Decree of Divorce of record in Docket No. 24D1132, in the Fourth Circuit Court of Davidson County, Tennessee at Nashville.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 5205 B Kentucky Avenue, Nashville, TN 37209.

Witness my/our hand(s) this the 29th day of August, 2025.

Carley Bowers Easley

Carley Bowers Easley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of ~~September~~ August AC, 2025, before me personally appeared Carley Bowers Easley, 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 29th day of August, 2025.

Notary Signature
My commission expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

RETURN TO:
Jacob Easley
5205B Kentucky Avenue
Nashville, TN 37209

True Copy Certification

I, **Jodi Jackson,** 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 this the 29 day of ~~September~~ AUGUST, 2025.

Affiant Signature
Date 09 · 10 · 2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027