THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
610 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1356028 DEEDQC
12/10/2025 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251210-0098202

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Monroe Street Leasing, LLC 921 Fatherland St. Nashville, TN 37206	Owner	082-09-0-036.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Karen L. Kops**, hereinafter called the Grantor, do hereby Quitclaim unto **Monroe Street Leasing, LLC**, hereinafter called the Grantee, its successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 16 on the Plan of North Nashville Real Estate Company's Plan** of record in Plat Book 21, page 105, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made complete description of the property.

Being the same property conveyed to **Karen L. Kops** by Special Warranty Deed from Craig M. Jervis and wife, Marcia M. Jervis, of record on October 6, 2021, at Instrument No. 20211006-0134596, Davidson County Register of Deeds.

This is property commonly known as 606 Monroe Street, Nashville, TN 37208.*
*Note: An address is not a legal description of real property.

Witness my hand, this 3rd **day of** December, **2025:**

Karen L Kops
Karen L. Kops

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen L. Kops**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of December, **2025:**

JACOB KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2026

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00.**

Karen L. Kopp
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3 DAY OF December, **2025:**

Notary Public

My Commission Expires: 3/3/2026



Tennessee Certification of Electronic Document

I **BRIANA MCCARTHY**, 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 12/3/25 (date of document).

Affiant Signature

12/9/25
Date

State of Mississippi

County of Pontotoc

Sworn to and subscribed before me this 9TH day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/12/27

NOTARY'S SEAL

STATE OF MISSISSIPPI
MADI LEE SCHMIDT
NOTARY PUBLIC
ID No. 379994
My Comm. Expires
Nov. 12, 2027
PONTOTOC COUNTY