Karen Johnson Davidson County
Batch# 1364059 DEEDQC
12/31/2025 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104370

Prepared by:
City Title, LLC
301 Plus Park Boulevard, Ste. 502
Nashville, TN 37217
CT-25-4671

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 15th day of December, 2025.

Notary Public
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/22/2026
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jaxon Hargrove and Mignon Hargrove 716 Stanvid Drive Nashville, TN 37216	New Owner	061-02-0-113

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Cheryl Coplen,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Mignon E. Hargrove and Jaxon Hargrove, wife and husband and Todd Evan Grabois, a married man,** hereinafter the Grantee(s), all the interest the Grantor(s) has in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

The following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 165 on the Plan of Gra-Mar Acres, Section VI, as of record in Plat Book 2331, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Charles L. Townsend, Sr. and Hattie Townsend, by Warranty Deed from Thomas F. Pearson, dated 05/10/2006 and recorded on 05/19/2006, of record in Instrument Number 20060519-0058970, in the Register's Office for Davidson County, Tennessee. The said Hattie Townsend died on or about March 20, 2025, leaving Charles L. Townsend, Sr. as the surviving tenant by the entirety. The said Charles L. Townsend, Sr. died on or about March 23, 2025. Reference is made to the affidavits of heirship naming Charles L. Townsend, Jr., Demetria Teasley, Rayfield Townsend, Cheryl Coplen and Marcus Townsend, Jr. as all of his heirs, of record in Instrument Nos. 20251229-0103142 and 20251219-0100938, in said Register's Office.

Reference is also made to the Warranty Deed to Mignon E. Hargrove and Jaxon Hargrove, wife and husband, and Todd Evan Grabois, a married man, from Charles L. Townsend, Jr., Demetria Teasley, and Rayfield Townsend, of record in Instrument No. 20251009-0080935. *The purpose of this deed is to convey any and all interest that the Grantor, Cheryl Coplen, has in the property to the Grantee, Mignon E. Hargrove and Jaxon Hargrove, wife and husband and Todd Evan Grabois, a married man.*

This property is improved property known as 716 Stanvid Drive, Nashville, TN 37216.

Witness my hand this 15th day of December, 2025.

Cheryl Coplen

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 **Cheryl Coplen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 15th day of December, 2025.

Notary
My Commission Expires: 4/30/29

(Notary Seal)

MADISON GONZALEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/30/2029
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 12/15/2025.

Affiant Signature – Joshua A. Terry

12/16/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/16/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON