Karen Johnson Davidson County
Batch # 1391607 DEEDQC
03/11/2026 04:06:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260311-0019538

QUITCLAIM DEED

FROM: Douglas John Scopel

TO: Rosemary Michelle Scopel

This instrument Was Prepared by:
Elizabeth A. Garrett
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Rosemary Michelle Scopel 7447 Bridle Dr Nashville, TN 37221	Rosemary Michelle Scopel 7447 Bridle Dr. Nashville, TN 37221	**142-020-146.00**

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Rosemary Michelle Scopel vs. Douglas John Scopel, No. 25D474 for Fourth Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Rosemary Michelle Scopel
Affiant

Sworn to and subscribed before me, this the 11 day of March, 2026.

Kristen Deal
Notary Public

My Commission Expires: 3/9/27

KRISTEN DEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Rosemary Michelle Scopel vs. Douglas John Scopel, No. 25D474 for Fourth Circuit Court for Davidson County, Tennessee**. Accordingly, **Douglas John Scopel** does hereby quitclaim unto the said **Rosemary Michelle Scopel**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, towit:

Land in Davidson County, Tennessee, being Lot 174, as shown on the map entitled Cross Timbers, Section 4, of record in Plat Book 4175, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rosemary Michelle Barbero by Warranty Deed from Ruth B. Myatt of record in Instrument No. 20130822-0088562, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Douglas Scopel and Rosemary Michelle Scopel, husband and wife by QuitClaim Deed from Rosemary Michelle Scopel, F/K/A Rosemary Michelle Barbero married of record in Instrument No. 20170227-0019278, Register's Office for Davidson County, Tennessee.

This is improved property known as **7447 Bridle Drive, Nashville, TN 37221**.

Witness my hand this 10th day of MARCH, 2026.

Douglas John Scopel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, BHARTI PAMNANI, a Notary Public of said County and State, Douglas John Scopel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 10th day of MARCH, 2026.

Notary Public

My Commission Expires: 01-22-2030

BHARTI PAMNANI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2030