Karen Johnson Davidson County
Batch# 1440695 DEEDQC
06/30/2026 04:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260630-0059225

PREPARED BY:
Residential and Commercial Title
Daniel Wischhof, Attorney
124 Long Hollow Pike
Goodlettsville, TN 37072

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $ -0-.

Cynthia H. Ellis for MSUD
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF June 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/12/2029

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:
The Madison Suburban Utility District
721 Myatt Drive
Madison, TN 37072

SEND TAX BILLS TO:
Same as New Owner

TAX MAP/PARCEL NO:
042-10-0-007.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Ed Cope and Billy Hugh Howell, III D/B/A C&H Investments,** by these presents do hereby quitclaim and convey unto **The Madison Suburban Utility District** all of my right, title and interest in and to the following described parcel of land in **Davidson** County, Tennessee, to-wit:

A tract or parcel of land lying in Davidson County, Tennessee and being lot No. 8 on the Plan of Bonnie Brae Subdivision, Section One, as of record in Book 2330, Page 1, Register's Office for Davidson County, Tennessee.

Said lot No. 8 fronts 100 feet on the northerly side of Old Hickory Blvd, and runs back between lines 285 feet on the easterly line and 240 feet on the westerly line to a dead line in the rear, measuring 114. 1 feet thereon.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is that portion of the above described property which has been conveyed to the State of Tennessee by Warranty Deed of record in Book 4052, Page 377, said Register's Office, and described as follows:

Beginning at a point in the southeast corner of said Lot No. 8 and runs with the North margin of Old Hickory Boulevard westerly 100 feet to a point; thence with the West line of Lot No. 8 Northerly 35.3 feet to a point; thence south 74 degrees 30 minutes East, 101 feet to a point in the East line of Lot No. 8; thence with said line southerly 49.5 feet to the point of beginning, containing 4.240 square feet, more or less.

Being the same property conveyed to Ed Cope and Billy Hugh Howell, III D/B/A C&H Investments by Warranty Deed from Blake L. Kelley, unmarried of record in Instrument No. 20260630-0059224, Register's Office for Davidson County, Tennessee.

This is Improved Property Known As: 812 West Old Hickory Blvd, Madison, TN 37115.

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is subject to taxes for the year 2026.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness my hand and seal on this the 19 day of June 2026.

C&H Investments

BY: _____
Ed Cope

BY: _____
Billy Hugh Howell, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Ed Cope and Billy Hugh Howell, III D/B/A C&H Investments**, the within names bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

,

Witness my hand and official seal, this the 19 day of June 2026.

_____
Notary Public

My Commission Expires: 3/12/2030

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 29TH day of JUNE, 2026.

Date: 6-29-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29TH day of JUNE, 2026.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY