This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1470297 DEEDQC
09/08/2026 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260908-0083253

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 24th day of Aug 2026.

Notary Public

My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Hoffman Dodd Properties, LLC
c/o Van Pinnock
3513 Geneva Circle,
Nashville, TN 37209

SEND TAX BILLS TO:
Hoffman Dodd Properties, LLC
c/o Van Pinnock
3513 Geneva Circle,
Nashville, TN 37209
MAP AND PARCEL NUMBER: 08305000300

QUITCLAIM DEED
26NT01700

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Mary F. Coplen, an unmarried woman

By these presents do remise, release and **QUITCLAIM** unto

Hoffman Dodd Properties, LLC

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 6 in the Division of the Estate of John Hobson, as of record in Minute Book L, page 363, Circuit Court, Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly margin of Seymour Avenue and extends back between parallel lines 178 feet to a dead line, the southwesterly corner of said lot being 723 feet, more or less, from the intersection of Seymour and McFerrin Avenue.

Being the same property conveyed to Mary F. Coplen, an unmarried woman from Mary F. Coplen, a widow, by Quitclaim Deed dated 05/14/2001 and recorded 05/19/2001 in Instrument No. 20010529-0055246, Register's Office of said County.

Being the same property conveyed to Mary F. Coplen, a widow by Warranty Deed from William H. Herlston and wife, Minnie B. Herlston dated 12/19/1967 and recorded 12/28/67 in Book 4201, page 366, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1007 Seymour Ave, Nashville, TN 37206

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of August, 2026.

Mary F. Coplen

Mary F. Coplen

State of TN }
County of Davidson }

Subscribed and sworn before be this 24 day of August, 2026.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 7/3/28.

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary F. Coplen**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of August, 2026.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 8-24-2026 (date of document).

Affiant Signature

8-24-2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th of Aug, 2026

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY