Name and Address of New Owner and Tax Bills:
Neela Kopeck and Nolan Kopeck
1324 Quail Valley Rd
Nashville, TN 37214

This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road
Clarksville, TN 37043

Karen Johnson
Batch # 1473996
09/16/2026 10:12:32 AM
Fees: $13.00 Taxes: $740.00
Davidson County
DEEDWARR
2 pgs
20260916-0085974

Map & Parcel No: 108 12 0A 04500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sharita Frazier, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Neela Kopeck, unmarried and Nolan Kopeck, unmarried,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Unit No. 45, Lot No. 30, in Horizontal Property Regime as shown on the condominium site plan of Quail Valley Condominium, Section 4, Phase VII, of record Plat Book 5200, Page 522 and 523, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Rita R. Reed, unmarried, by Warranty Deed from Pamela J. Reeves and husband, Harold Reeves, dated August 22, 1994, and recorded on August 30, 1994, of record in Book 9450, Page 630-632, Register's Office for Davidson County, Tennessee. Estate of Rita R. Reed c/o Sharita Frazier, Personal Representative, conveyed her interest in subject property by Quitclaim Deed to Sharita Frazier, dated February 16, 2022, and recorded on February 16, 2022, of record in Instrument #202220216-0018133, Register's Office for Davidson County, Tennessee. David Frazier, spouse of Sharita Frazier, is not joining in the conveyance of the subject property as this was not his homestead.

This property is known as **1324 Quail Valley Rd, Nashville, TN 37214**

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of September, 2026.

Sharita Frazier (SEAL)
Sharita Frazier

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Davidson
TC

On this 2nd day of September, 2026, before me personally appeared Sharita Frazier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2026.

TONYA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires

Tonya Cantrell
Notary Signature
My commission expires: 8/22/2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Deborah L. Bayth
Affiant

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 4th day of September, 2026.

ANITA L PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-29-2030

Notary Signature
My commission expires: