Karen Johnson
Batch # 1474813
09/18/2026 10:00:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260918-0086959

Prepared By:
Pillar Title and Escrow, LLC
4205 Hillsboro Road, Suite 210
Nashville, Tennessee 37215

Address New Owner(s)
Copeland Acres, LLC
745 W Meade Drive
Nashville, Tennessee 37205

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
118 01 4C 002.00

State of Ten
County of D

The actual consideration for this transaction is $1.00.

AFFIANT

Subscribed and sworded to me this 17 day of SEP 2026

Notary Public
My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged **KSMH REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor(s)") does hereby quitclaim and convey unto **COPELAND ACRES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee(s)"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 864B, on the Horizontal Property Regime for 864 Kirkwood Avenue Townhomes, as established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140602-0047184, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KMSH Realty, LLC, a Tennessee limited liability company, by Quitclaim Deed from Stacey Alyse Copeland, Trustee of The Kent Shih Family Investment Trust, dated July 30, 2020, recorded August 14, 2020, of record in Instrument No. 20200814-0091143, Register's Office for Davidson County, Tennessee.

Scrivener's Affidavit, correcting Grantee's name to KSMH Realty, LLC, of record in Instrument No. 20210322-0037842, Register's Office for Davidson County, Tennessee.

This is improved property known as **868 KIRKWOOD AVENUE, NASHVILLE, TENNESSEE 37204**. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of September, 2026.

KSMH HOLDINGS, LLC

BY: _____
STACY SHIH, MEMBER

State of Tennessee
County of Davidson

On this 17th day of September, 2026, before me personally appeared Stacy Shih, Member for KSMH Realty, LLC, 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 (or person's) free act and deed.

Witness my hand, at office, this 17th day of September, 2026.

Notary Public
My Commission Expires: 1-4-27

