Karen Johnson Davidson County
Batch# 1274146 DEEDQC
05/16/2025 12:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250516-0038772

ADDRESS OF NEW OWNERS & SEND TAX NOTICES TO:

Joshua Travis Cope, Sr.
2799 Hillcrest Dr
Centerville, TN 37033

THIS INSTRUMENT PREPARED BY:

Freeman & Bracey, PLC
Attorneys at Law
885 Conference Drive, Ste. 500
Goodlettsville, TN 37072

**This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.**

## EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 15 day of May, 2025, between **JOHNNA BROWNING PRESLEY and CLIFFORD RAY PRESLEY, Co-Executors,** as Grantors, and **BARRY STEVEN BROWNING, MICAH JUSTIN COPE, JOSHUA TRAVIS COPE, SR. and JOSHUA TRAVIS COPE, JR. each unmarried,** referred to herein as Grantee(s).

WHEREAS, Mack Howard Browning died on May 11, 2023, a single person and testate, a citizen and resident of Davidson County, Tennessee. His Last Will and Testament was admitted to probate in the Estate of Mack Howard Browning, Case No. 23P1363, in the Seventh Circuit Court (Probate Division) Davidson County, Tennessee with the above-named, Johnna Browning Presley and Clifford Ray Presley being appointed as Co-Executors of the Estate; and

WHEREAS, Mack Howard Browning died owning a certain parcel of real estate located in Davidson County, Tennessee at time of his death and more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing and to implement the testamentary devise, **JOHNNA BROWNING PRESLEY and CLIFFORD RAY PRESLEY**, in their capacity as Co-Executors of the Estate of Mack Howard Browning, do hereby bargain, sell, and QUITCLAIM unto **BARRY STEVEN BROWNING, MICAH JUSTIN COPE, JOSHUA TRAVIS COPE, SR. and JOSHUA TRAVIS COPE, JR. each unmarried,** all of their and of the Estate of MACK HOWARD BROWNING, rights, title and interests in and to the below described real property, being a certain tract or parcels of land situated in Davidson County, Tennessee, described as follows, to wit:

**Map-Parcel No**
**135-00-0**
**247.00**

in their capacity as Co-Executors of the Estate of Mack Howard Browning, do hereby bargain, sell, and QUITCLAIM unto **BARRY STEVEN BROWNING a twenty (20%) interest, MICAH JUSTIN COPE a thirty percent (30%) interest, JOSHUA TRAVIS COPE, SR. a thirty percent (30%) interest and JOSHUA TRAVIS COPE, JR. a twenty (20%) interest, each unmarried,** all of their and of the Estate of MACK HOWARD BROWNING, rights, title and interests in and to the below described real property, being a certain tract or parcels of land situated in Davidson County, Tennessee, described as follows, to wit:

Beginning at the northwest corner of Hill's tract, same being the southwest corner of land owned by Mrs. Provie G. Pirtle, said point being on the east margin of Murfreesboro Road; running thence with Hill's north line, east 350 feet to a point; thence north 109 feet to a point, thence west 400 feet to the east margin of said Murfreesboro Road, 125 feet to the point of beginning and containing one acre, more or less.

Being the same property conveyed to Mach H. Browning and wife, Bettye J. Browning, by deed from Charles Galbreath and Grace C. Moore, a widow, of record in Book 702, page 10, Register's Office for Davidson County, Tennessee.

That said Mack H. Browning and Betty J. Browning having since been divorced by Final Decree of Divorce on the 27th day of August, 2002, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 01D-2336.

Being the same property conveyed to Mack Howard Browning from Bettye June Browning, by quitclaim deed of record in Instrument No. 20040301-0022855, Register's Office for Davidson County, Tennessee. The said Mack Howard Browning died testate, Case No. 23P1363 Davidson County Tennessee Seventh Circuit Court, Probate Division.

The said Mack Howard Browning died testate and his Last Will and Testament was admitted to probate Case No. 23P1363 Davidson County Tennessee Seventh Circuit Court, Probate Division. Said Last Will and Testament directed the described real property to be sold with the proceeds to be divided to certain beneficiaries, to wit: Barry Steven Browning, Jana Kay Cope, Micah Justin Cope, Joshua Travis Cope, Sr and Joshua Travis Cope, Jr. The said Jana Kay Cope having predeceased Mack Howard Browning on 07/25/2016 having two (2) children born to her and adopting no others, to wit: Micah Justin Cope and Joshua Travis Cope, Sr. Agreed Order entered in Case No. 23P1363 for transfer of said real property in kind.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand the 15 day of May, 2025.

**ESTATE OF MACK HOWARD BROWNING**

By: _____ Co Exec
JOHNNA BROWNING PRESLEY, Co-Executor

By: _____ Co Exec
CLIFFORD RAY PRESLEY, Co-Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Johnna Browning Presley and Clifford Ray Presley, Co-Executors** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be Co-Executors of the Estate of Mack Howard Browning, Case No. 23P1363 in the Seventh Circuit Court (Probate Division) Davidson County, Tennessee, the within named bargainor, an Estate, and that they, as such Co-Executors, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate in their capacity as Co-Executors.

Witness my hand and official seal at office this the 15 day of May, 2025.

My commission expires: 11/26/2028 _____ NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

## CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **05/15/2025** [DATE].

**AFFIANT SIGNATURE**

**05/16/2025**
**DATE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Sworn to and subscribed before me on this the **16th** day of **May**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

