THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37072
615-859-1328

Karen Johnson Davidson County
Batch# 1274146 DEEDQC
05/16/2025 12:53:30 PM 4 pgs
Fees: $23.00 Taxes: $277.50
20250516-0038773

STATE OF TN
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is **$75,000.00.**

Subscribed and sworn to before me this 13 day of May, 2025.

Notary Public **Affiant**

My Commission Expires: 11/26/2028

RUSSELL E. FREEMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map-Parcel
Joshua Travis Cope, Sr. 2799 Hillcrest Drive Centerville, TN 37033	Same as new owner	**135-00-0** **247.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Barry Steven Browning, an unmarried person,** by these presents does hereby quitclaim and convey his twenty percent (20%) interest unto **Joshua Travis Cope, Sr., an unmarried person**, and his successors and assigns, all his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

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 Mack 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 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.

Being the same property conveyed to Barry Steven Browning, Micah Justin Cope, Joshua Travis Cope, Sr. and Joshua Travis Cope, Jr. by Executor's Deed of record in Instrument No. 202505160038772, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record or otherwise not of record.

This property is not, nor has it ever been, a marital residence of the Grantor and is not subject to any homestead, dower, or other marital interest as contemplated by TCA Section 26-2-307 or other applicable statute.

This is improved property commonly known as: 2234 Murfreesboro Rd, Nashville TN 37217.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 15 day of May, 2025, the bargaining parties, having caused their names to be signed hereto on said day and date.

BARRY STEVEN BROWNING

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **BARRY STEVEN BROWNING,** the within named 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.

NOTARY PUBLIC

My Commission Expires: 11/26/2028

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]

