Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1294284 DEEDQC
07/07/2025 10:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250707-0053152

Joshua Travis Cope, Jr.

TO:

Joshua Travis Cope, Sr.

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 1 day of July, 2025, by and between **Joshua Travis Cope, Jr., unmarried** ("Grantor"), and **Joshua Travis Cope, Sr., unmarried** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest **(Grantor possesses a twenty percent (20%) interest in the subject property)** in a certain tract or parcel of land in Davidson County, State of 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 all of the same twenty percent (20%) interest in property conveyed to **Joshua Travis Cope, Jr., unmarried**, by Executor's Deed from **Johnna Browning Presley and Clifford Ray Presley, Co-Executors of the Estate of Mack Howard Browning**, dated May 15, 2025, and recorded on May 16, 2025, as Instrument No. 20250516-0038772, in the Register's Office for Davidson County, Tennessee.

FURTHER being a twenty percent (20%) interest of 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, in the Register's Office for Davidson County, Tennessee.

THAT said Mack H. Browning and Bettye J. Browning have 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.

FURTHER being the same property conveyed to Mack Howard Browning from Bettye June Browning, by quitclaim deed of record in Instrument No. 20040301-0022855, in the Register's Office for Davidson County, Tennessee.

THE said Mack Howard Browning died testate, and his Last Will and Testament was admitted to probate as Case No. 23P1363 in 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 July 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.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This property is generally known as: **2234 Murfreesboro Pike, Nashville, TN 37217**.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Joshua Travis Cope, Jr.
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joshua Travis Cope, Jr.**, named within, 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 and seal at office this the 1 day of July, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1·28·26

STATEMENT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me, this 1 day of July, 2025.

Affiant

Notary Public
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Joshua Travis Cope, Sr. 2799 Hillcrest Drive Centerville, TN 37033	Same/Owner	2234 Murfreesboro Pike Nashville, TN 37217 135-00-0-247.00

True Copy Certificate

I, Ariel Joaquin, do hereby make oath that I am 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 July 1, 2025.

Ariel Joaquin 7/1/25

Affiant Signature Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2025.

Jennifer Wheeler

Notary's Signature

My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026