Karen Johnson Davidson County
Batch # 1389146 DEEDQC
03/06/2026 08:08:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260306-0017904

Prepared by:
Michael F. Braun, Attorney at Law
5016 Centennial Blvd., Suite 200
Nashville, TN 37209

Name and address of owner:	Send tax bills to:	Map/Parcel:
Theola Noble Copeland, Trustee of the Theola Noble Copeland Revocable Living Trust 4088 Kings Lane Nashville, TN 37218	Same as Owner	Map & Parcel: 058 14 0 110.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Theola Noble Copeland**, widow, hereinafter called the Grantor, have bargained and Quitclaimed, and by these presents do transfer and convey unto **Theola Noble Copeland, Trustee of the Theola Noble Copeland Revocable Living Trust, dated February 4, 2026**, hereinafter called the Grantee, all my right title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Gold Key Addition, Section 1, of record in Book 4675, pages 14 and 15, Register's Office for said County, to which plat reference is hereby made for a more detailed description of said lot.

BEING part of the same property conveyed to Cumberland Builders, Inc., by deed from W. L. Bainbridge Co., of record in Book 4610, page 15, Register's Office for Davidson County, Tennessee.

Being all the same property in which Theola Noble Copeland acquired an interest by virtue of a deed to John L. Copeland, Jr. and wife, Theola N. Copeland, June 18, 1982, of record in Instrument No. 5901/136 of the Register's Office for Davidson County, Tennessee, and being all the same property in which Theola Noble Copeland became the sole owner by virtue of the right of survivorship upon the death of John L. Copeland, Jr. on October 28, 2025, pursuant to the common law presumption of tenancy by the entirety for married couples under Tennessee law.

Commonly known as: 4088 Kings Lane, Nashville, TN 37218

This is (X) improved ( ) unimproved property also known as: Map & Parcel: 058 14 0 110.00

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

No abstract or survey furnished for preparation of this instrument.

The Preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representations whatsoever other than it has been accurately transcribed from the information provided.

Witness our hands this the 11th day of February 2026

Theola Noble Copeland

Theola Noble Copeland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, personally appeared **Theola Noble Copeland** 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.

Witnessed my hand and official seal at Nashville, Tennessee, the 11th day of February 2026.

Notary Public
My Commission Expires: Sept 5, 2028

MICHAEL G. PATENAUDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Theola Noble Copeland

Affiant

Sworn to and subscribed before me this 11th day of February 2026.

Notary Public
My Commission Expires: Sept 5, 2028

MICHAEL G. PATENAUDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON