Karen Johnson Batch # 1426951 06/01/2026 02:15:34 PM Fees: $12.00 Taxes: $0.00 20260601-0049166 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May 2026. Notary Public MY COMMISSION EXPIRES: 1/22/2030 (AFFIX SEAL) JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JAN 22, 2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE COPELAND FAMILY REVOCABLE LIVING TRUST	**SAME**	**142 07 OF 041.00**
(NAME) **7252 Highway 70 S. #1003**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Zachary H. Copeland and Gabrielle M. Copeland (A/K/A Gabrielle M. Guard),** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Zachary Hugh Copeland and Gabrielle Marie Copeland, Trustees of THE COPELAND FAMILY REVOCABLE LIVING TRUST, dtd 05/27/2026,** established by **The Trust Agreement of THE COPELAND FAMILY REVOCABLE LIVING TRUST, dtd 05/27/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 41, Unit 1003, Bellevue Commons Townhomes, as established under Master Deed of record in Instrument Number 20000720-0071772, re-recorded in Instrument Number 20000828-0084760, amended in Instrument Number 20060824-0104869, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Gregory Alan Bates, by Warranty Deed from Sara Shaut, now known as Sara Shaut Zwierko, a married woman, of record in Instrument No. 20101228- 0102969, in the Register's Office of Davidson County, Tennessee, dated December 21, 2010 and recorded on December 28, 2010.

Further being the same property conveyed to Zachary H. Copeland, unmarried and Gabrielle M. Guard, unmarried, as joint tenants with rights of survivorship, from Gregory Alan Bates, unmarried, by Warranty Deed dated July 13, 2021, of record in Instrument No. 20210714-0094655, Register's Office for Davidson County, Tennessee. The said Zachary H. Copeland and Gabrielle M. Guard are since married and Gabrielle M. Guard is now known as Gabrielle M. Copeland and/or Gabrielle Marie Copeland, all being the same person for purposes of this transaction.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **7252 Highway 70 S. #1003, Nashville, TN 37221.**

Witness our hands, this the 27th day of May, 2026.

Zachary H. Copeland

Gabrielle M. Copeland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Zachary H. Copeland** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 27th day of May, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gabrielle M. Copeland** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 27th day of May, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030