Karen Johnson Davidson County
Batch# 1427280 DEEDQC
06/02/2026 12:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260602-0049591

This Instrument Was Prepared By:
Connor D. McDonald
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

John Pope, Affiant

Subscribed and sworn to before me this
29th day of May 2026.

Notary Public
My Commission Expires: 1/24/2028

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NO.
John C. Pope IV, Co-Trustee Kristi C. Pope, Co-Trustee 1019 Battery Lane Nashville, TN 37220	Same	131-12-0-111.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **John Pope and Kristi Pope, husband and wife,** the "**Grantors**", do hereby convey and quitclaim unto **John C. Pope IV and Kristi C. Pope, Co-Trustees of the Pope Family 2026 CP Trust dated May 29, 2026, a trust**, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 29th day of May 2026.

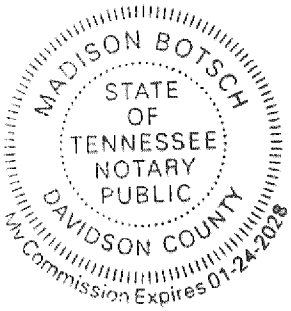
John Pope

Kristi Pope

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Madison Botsch, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared John Pope and Kristi Pope, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 29th day of May 2026.



Notary Public

My Commission Expires: 1/24/2028

EXHIBIT A

Land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 29 on the Plan of Zenaida Place, not of record.

Said part of said Lot fronts 92 feet on the Southerly line of Battery Lane and runs back South 4 deg. 30' West 710.5 feet on the Easterly line and then extends back South 4 deg. 30' W. 272 ft. on the Westerly line where there is a offset; thence S. 85 deg. 30' E. 49.0 feet to a point; thence S. 4 deg. 30' West 437.3 feet to the rear; thence along said rear South 87 deg. 30' E. 43 feet.

Being the same property conveyed to John Pope and Kristi Pope, husband and wife, by Warranty Deed from Cornelius Designs, LLC, of record in Instrument No. 20161207-0128529, dated December 6, 2016, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1019 Battery Lane, Nashville, TN 37220.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, **Connor D. McDonald,** 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 May 29, 2026 (date of document).

Affiant Signature

June 1, 2026
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 1st day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

