Karen Johnson Davidson County
Batch# 1462574 DEEDQC
08/21/2026 09:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260821-0077919

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dean Channell Copelan, Jr., Trustee 1209B Dallas Avenue Nashville, TN 37212	Dean Channell Copelan, Jr., Trustee 1209B Dallas Avenue Nashville, TN 37212	118 01 0 460.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DEAN CHANNELL COPELAN, JR. a/k/a DEAN CHANNELL COPELAN JR. ("Grantor"), hereby quitclaim and convey to DEAN CHANNELL COPELAN, JR., TRUSTEE OF THE DEAN CHANNELL COPELAN, JR. REVOCABLE TRUST, his successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other, all of my interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 34-B on the Plan of the Zone Lot Division of Lot 34, Victoria Place, of record in Plat Book 332, Page 10, as amended in Plat Book 6900, Page 541, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by deed of record as Instrument #20260219-0013264, Register's Office for Davidson County, Tennessee.

This is property known as 1209B Dallas Avenue, Nashville, Tennessee.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 18th day of August, 2026.

Dean Channell Copelan Jr.
DEAN CHANNELL COPELAN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Dean Channell Copelan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 18th day of August, 2026.

GENEVIEVE LEHMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 14, 2030

Genevieve Lehman
Notary Public
My Commission Expires: July 14, 2030

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Samuel R Knell
Affiant

Subscribed and sworn to before me, this 18th day of August, 2026.

Genevieve Lehman
Notary Public
My Commission Expires: July 14, 2030

GENEVIEVE LEHMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 14, 2030

51743033.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 18, 2026 (date of document).

Affiant Signature

08/18/2026

Date

State of Tennessee

County of Davidson

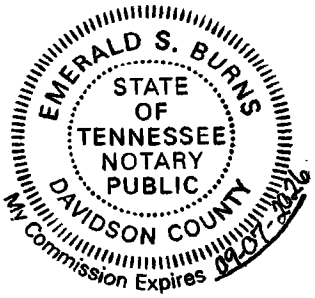
Sworn to and subscribed before me this 18 day of August, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202608210077919