Karen Johnson Davidson County
Batch# 1474456 DEEDQC
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Fees: $22.00 Taxes: $0.00
20260916-0086401

This Instrument Prepared By:
Spencer Fane LLP(APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED
FOR COMBINATION OF TAX PARCELS

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Virginia Crawley and William Copeland 2629 Forest View Drive Antioch, TN 37013	SAME	105-07-0-396.00 105-07-0-397.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VIRGINIA CRAWLEY**, a single woman and **WILLIAM COPELAND**, a married man (collectively, the "Grantor"), do hereby quitclaim and convey unto **VIRGINIA CRAWLEY**, a single woman and **WILLIAM COPELAND**, a married man, as tenants in common (collectively, the "Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows (collectively, the "Property"):

Land in Davidson County, Tennessee, being the northerly 100 feet of Lots Nos. 23 and 24 on the Map of the Rains Spring Tract, as of record in Plan Book 1, page 109, Chancery Court at Nashville, Davidson County, Tennessee.

Said parts of Lots Nos. 23 and 24 front 50 feet each on the southerly side of an alley and run back between parallel lines, with the easterly margin of another alley to a dead line that is 100 feet northerly from said Mallory Street.

Being the same property conveyed to Preston Taylor Bellefant and wife, Geneva Stewart Bellefant, by Warranty Deed from Billy C. Donnell and wife, Clara W. Donnell, of record in Book 5367, Page 243, Register's Office for Davidson County, Tennessee.

Geneva Stewart Bellefant died on or about July 24, 1992, whereupon Preston Taylor Bellefant became the sole owner of the Property as survivor of their tenancy by the entireties. Preston Taylor Bellefant died on or about December 13, 1992, unmarried and intestate. Pursuant to that certain Affidavit of Heirship executed by Virginia Crawley and recorded as Instrument No. 20210831-0117324, Register's Office for Davidson County, Tennessee, Virginia Crawley and William Copeland are the only children, lineal descendants and heirs at law of Preston Taylor Bellefant.

This is improved real property known as 418 & 420 Mallory Street, Nashville, Davidson County, Tennessee 37203.

The purpose for this conveyance is to combine two (2) tax parcels as one tax parcel.

This is improved real property located at:

418 Mallory Street, Nashville, Tennessee 37203
420 Mallory Street, Nashville, Tennessee 37203

[Signatures on following page]

[Signature page for Quitclaim Deed for Combination of Tax Parcels]

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 16th day of September, 2026.

GRANTOR:

Virginia Crawley

Virginia Crawley

William Copeland

William Copeland

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county mentioned, personally appeared Virginia Crawley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that herself executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 16TH day of September, 2026.

Notary Public

My Commission Expires: 5/3/2027

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county mentioned, personally appeared William Copeland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that himself executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 16TH day of September, 2026.

Notary Public

My Commission Expires: 5/3/2027

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 16th day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 5/3/2027

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 Sept 16, 2026 (date of document).

Andrea P. Perry
Affiant Signature

September 16, 2026
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16TH day of September 2026.

JBA
Notary's Signature

My Commission Expires: 5/3/2027.

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027