Karen Johnson Davidson County
Batch# 1483832 DEEDQC
10/14/2026 01:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261014-0094437

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. J. Conrad Coopersmith, Trustee, Affiant Subscribed and sworn to before me, this 12th day of October, 2026. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
J. Conrad Coopersmith and/or Lucia Rose Coopersmith, Trustees 2021-B Galbraith Drive Nashville, TN 37215	SAME	131 02 4E 002.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **J. Conrad Coopersmith and wife, Lucia Rose Coopersmith**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **J. Conrad Coopersmith and/or Lucia Rose Coopersmith, Trustees of the J. Conrad and Lucia Coopersmith Living Trust, established by the Revocable Trust Agreement of J. Conrad Coopersmith and Lucia Rose Coopersmith dated October 12, 2026**, as amended and restated 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 and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 12th day of October, 2026.

J. Conrad Coopersmith

Lucia Rose Coopersmith

Lucia Rose Coopersmith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Conrad Coopersmith and Lucia Rose Coopersmith, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of October, 2026.

My Commission Expires: _____

ALICE R. BOWMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-12-2030

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of2021 Galbraith Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2021 Galbraith Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140827-0078001, as amended in Instrument Nos. 20141217-0115384 and 20150108-000231 land as Amended in Instrument No. 20160617-0061918 , Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of2021 Galbraith Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140827-0078001, as amended in Instrument Nos. 20141217-0115384 and 20150108-000231 1 and as Amended in Instrument No. 20160617-0061918 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to James C. Coopersmith and Lucia R. Coopersmith, husband and wife, by deed from GALA, LLC, a Tennessee limited liability company, of record as Instrument No. 20160815-0084676, Register's Office for Davidson County, Tennessee.

J. Conrad Coopersmith and James C. Coopersmith are one and the same person. Lucia Rose Coopersmith and Lucia R. Coopersmith are one and the same person.

This conveyance is subject to 2026 Real Property taxes; all matters appearing on the plan of record in Plat Book 843, Page(s) 66 and Instrument No. 20140827-0078001, as amended in Instrument Nos. 20141217-0115384 and 20150108-0002311 and as Amended in Instrument No. 20160617-0061918, said Register's Office; restrictive covenants of record in Instrument No. 20140827-0078001, as amended in Instrument Nos. 20141217-0115384 and 20150108-0002311 and as Amended in Instrument No. 20160617-0061918, said Register's Office; Bylaws of record Instrument No. 20140827-0078001, said Register's Office; Charter of record in Instrument No. 20140827-0078000, said Register's Office; and Easement of record in Book 1416, Page 125, said Register's Office.

This is improved property known as 2021-B Galbraith Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 October 12, 2026.

10/12/26
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of October, 2026.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

