Davidson County DEEDQC
Recvd: 02/25/08 15:04 2 pgs
Fees:12.00 Taxes:0.00
20080225-0018396

From:
Joe Coleman, Jr., Theresa A. Coleman
and Michael A. Coleman

To:
Chris Corriveau, Trustee

From:
Chris Corriveau, Trustee

To:
Joe Coleman, Jr., Theresa A. Coleman
and Michael L. Coleman

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Joe Coleman, Jr., Theresa A. Coleman &
Michael L. Coleman
347 Chamberlin Street
Nashville, Tennessee 37209

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Map No. 92-13
Parcel No. 265

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Joel Coleman Jr
Affiant

Subscribed and sworn to before me, this the 25th day of February, 2008.

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C.M.
Notary Public

My Commission Expires: 03/21/09 My Commission Expires MAR. 21, 2009
(Affix Seal)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenants in common with right of survivorship, We **Joe Coleman, Jr., a single man, Theresa A. Coleman, a single woman, and Michael L. Coleman, a single man,** by these presents do hereby quitclaim my/our interest unto **Chris Corriveau, Trustee**, his successors and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 1 as shown on the Plan of the Subdivision of PLUMMER PLACE, of record in Book 161, page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Joe Coleman and wife, Julia M. Coleman, by Warranty Deed from Bunar C. Ellis and wife, Willie D. Ellis, of record in Book 4284, page 176, Register's Office for Davidson County, Tennessee. The said Joe Coleman, Sr. having since died on November 24, 2006 leaving Julia M. Coleman as surviving tenants by the entirety. The said Julia M. Coleman having since died intestate on January 18, 2008 leaving Joe Coleman, Jr., Theresa A. Coleman and Michael L. Coleman as surviving heirs of the Estate of Julia M. Coleman pursuant to the Affidavit of Heirship of record in Instrument No. 20080208-0013349, Register's Office for Davidson County, Tennessee

This is improved property known as: 347 Chamberlin Street, Nashville, Tennessee 37209

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

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

And now, I, the said **Chris Corriveau, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Joe Coleman, Jr., a single man, Theresa A. Coleman, a single woman, and Michael L. Coleman, a single man, as tenants in common with right of survivorship**, their heirs and assigns the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of February, 2008.

Joe Coleman, Jr.

Chris Corriveau, Trustee

Theresa A. Coleman

Michael L. Coleman

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe Coleman, Jr., Theresa A. Coleman and Michael L. Coleman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of February, 2008.

Notary Public

My commission expires: 05-23-2009

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris Corriveau, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of February, 2008.

Notary Public

My commission expires: 3/7/2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

TARA R. KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.