Davidson County DEEDQC
Recvd: 04/18/12 10:04 2 pgs
Fees:12.00 Taxes:0.00
20120418-0032986

File No.

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Michael J. Mills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of ~~March~~ Apr., 2012.

Notary Public

MY COMMISSION EXPIRES: 3·3·15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Coleman	Same	131 01 0 055.00
(NAME) 2307 Hobbs Road	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Zita Shapard Coleman, married

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan E. Coleman and wife, Basilia Shapard Coleman,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being lot No. 32 on the map of B.N. Stammer's Subdivision, as re-cord in book 1432, page 23, Register's Office for said County. Said lot No. 32 fronts 100 feet on the southerly side of Hobbs Road and runs back 239.26 feet on the easterly line and 239.23 feet on the westerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Zita Shapard Coleman by deed from William L. Shapard, of record in Deed Book 5219, page 605, Register's Office for said County.

Zita Shapard Coleman and Basilia Shapard Coleman, being one in the same person.

ALAN E. COLEMAN JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2307 Hobbs Road Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hands this 13 th day of April, 2012.

Zita Shapard Coleman

Zita Shapard Coleman

Alan E. Coleman

Alan E. Coleman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Zita Shapard Coleman and husband Alan E. Coleman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand at office this 13 day of April, 2012.

Commission expires: 3-3-15

Notary Public

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027