Prepared By: David A. Coleman
P.O. Box 5041
Atlanta, GA 30302

# QUITCLAIM DEED

**THIS QUITCLAIM DEED**, executed on December 14, 2015, by the Grantor, Jean C. Coleman*, whose mailing address is 3851 Lunn Drive, Nashville, TN 37218, to the Grantee, David A. Coleman, whose mailing address is P.O. Box 5041, Atlanta, GA 30302 under the terms and conditions specified hereunder.

* formerly known as: Jean Winchester Coleman

Both Grantor and Grantee WITNESSETH, that the Grantor, does hereby remise, release, convey, bargain and sell unto the said Grantee, and to the Grantee's heirs, legal representatives, and assigns, forever, all the title, right, interest and claim which the Grantor has in the following described parcel of land, and improvements and appurtenances thereto located at Sulphur Creek Rd, Nashville, County of Davidson, TN 37218. The Legal Description of the property is as follows: S. SIDE SULPHUR CREEK ROAD W. OF EATON CREEK ROAD 000X000.

Assessor's Property Tax Parcel/Account Number: 057 00 0 093.00

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in presence of:

**GRANTEE**

David A. Coleman

**GRANTOR**

Jean C. Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
14 Day of December, 2015.
, Deputy Register

BILL GARRETT, Davidson County
Trans:T20150105281 DEEDQC
Recvd: 12/14/15 12:48 3 pgs
Fees:17.00 Taxes:0.00
20151214-0125409

New Owner: David A. Coleman
P.O. Box 5041
Atlanta, GA 30302

Send Tax Bills To: New Owner

## Notary Form

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On 12/14/15 before me, JUNE N TULL, personally appeared DANIEL A COLEMAN & JEAN C COLEMAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

JUNE N. TULL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature

Commission exp 6/21/16

Affiant: _____Known _____Unknown

ID Produced: TN DL 021743233

[Seal]

Prepared by: Frank S. King, Jr., Attorney
733 Stahlman Building
Nashville, Tennessee 37201

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jean Winchester Coleman (NAME) | Same | |
| 2620 Lenora Court (STREET ADDRESS OR ROUTE NUMBER) | BOOK 4608 PAGE 275 (STREET ADDRESS) | 57-49 |
| Nashville, Tn. 37205 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the ~~XXXX~~ love and affection that I have for my niece, Jean Winchester Coleman, and other valuable consideration the receipt of which ~~XXXX~~ is hereby acknowledged,

JUN-8[illegible] CONV * 500.00
JUN-8[illegible] STAX A* 1.30
JUN-8[illegible] FEE A* .50
JUN-8[illegible] RDED A* 4.00 * 5.80

I, Johnetta Duke, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Jean Winchester Coleman, for her sole and separate use, free from the marital contract of her present husband or any future husbands, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th, formerly the 23rd, Civil District for Davidson County, Tennessee, being part of Lot No. 4 on the plan of the Kemp Lands, not of record, described partially according to a survey made by John Setters and partially by a supplement of a survey made by George W. Watkins, Surveyor, March 11, 1954, as follows:

Beginning in the center of Sulphur Creek Road (formerly Taz Hyde Road) at a point 75 feet west of the corner of Lots Nos. 3 and 4 (the same being Frank B. Church, Sr.'s northwest corner); thence south 40° west 510 feet; thence south 1° west 1,000 feet, more or less (Frank B. Church, Sr.'s southwest corner); thence with the rear line of said real estate north 37° west 125 feet, more or less; thence north 1° east 890 feet, more or less; thence north 40° east 510 feet, more or less, to the center of Sulphur Creek Road (formerly Taz Hyde Road); thence south 66° east 75 feet to the point of beginning.

Being part of the same property conveyed to Sam S. Duke and wife, Johnetta Duke, by deed from James Grover Henderson and wife, of record in Book 2272, page 155, Register's Office for Davidson County, Tennessee, the said Sam S. Duke having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 500.00

Affiant

Subscribed and sworn to before me, this the 7 day of June, 1972

Notary Public

My commission expires: 4-26-75

(Affix Seal)

This is unimproved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jean Winchester Coleman, her (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said real estate to said Jean Winchester Coleman, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 7th day of June, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Johnetta Duke