Karen Johnson Davidson County
Batch# 400809 DEEDQC
05/15/2020 09:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200515-0050473

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Edwin N. Zimmerle, Trustee
259 Eastside Road
Burns, TN 37029

Send Tax Bills To
Same

Map-Parcel No.
Map 095 05
Group B
Parcel 004.00

Quitclaim Deed to Trustee

Grantor: Carolyn Coleman (a widow)
Grantee: Edwin N. Zimmerle, Trustee of the Irrevocable Trust of Carolyn F. Coleman, dated ~~March~~ April 20, 2020

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee being Unit No. 4 on the Master deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to James David Coleman and Carolyn Coleman, husband and wife, by deed from York Construction, LLC, of record in Instrument No. 20021219-0156676, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2120 Lebanon Pike Unit 4, Nashville, TN 37210.

James David Coleman and Carolyn Coleman were married in Nashville, Tennessee, on December 1, 1984. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of James David Coleman in Wilson County, Tennessee on December 22, 2019; and Caroline Coleman conveys as surviving tenant by the entirety.

Carolyn Coleman and Carolyn F. Coleman is one and the same person.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Carolyn Coleman
Carolyn Coleman, Grantor

State of Tennessee
County of Wilson

On ~~March~~ April 20, 2020, before me personally appeared Carolyn Coleman, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Lisa J. Proctor
Notary Public

My commission expires: May 25, 2022

LISA J. PROCTOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Wilson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Edwin N. Zimmerle, Trustee
Edwin N. Zimmerle, Trustee
Grantee

Sworn to and subscribed before me on ~~March~~ April 20, 2020.

Lisa J. Proctor
Notary Public

My commission expires: May 25, 2022

LISA J. PROCTOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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.

Chelle Guidry
Signature

State of Tennessee
County of Sumner

On ~~March~~ April 20, 2020, before me personally appeared, Chris Johnson, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of said electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 8/27/2022

CHRIS JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Wilson

On April 20, 2020, before me personally appeared via electronic teleconference in compliance with Executive Order 26 signed by Governor Bill Lee on the 9th Day of April, 2020 Carolyn F. Coleman, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: 04/19/2021

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Wilson

On April 20, 2020, before me personally appeared via electronic teleconference in compliance with Executive Order 26 signed by Governor Bill Lee on the 9th Day of April, 2020 Edwin N. Zimmerle, Trustee, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: 04/19/2021

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY