AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190077965LD

Karen Johnson Davidson County
Batch# 401119 DEEDQC
05/15/2020 02:02:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200515-0050848

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 059 05 0 244.00

QUITCLAIM DEED

THIS DEED made and entered into on this 24 day of February, 2020, by and between **Brian Coleman, a married man, joined in execution by his spouse, Lily Denise Coleman and Jacob Mosley, an unmarried man**, a mailing address of 3017 Sunnyview Dr, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **Brian Coleman, a married man**, a mailing address of 3017 Sunnyview Dr, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3017 Sunnyview Dr, Nashville, TN 37218

Being the same parcel conveyed to Brian Coleman and Jacob Mosley from Larry E. Coleman and Dorinda Coleman, by virtue of a deed dated 4/16/2013, recorded 5/6/2013, as Instrument No. 20130506-0045102, County of Davidson, State of Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 24 day of February, 2020.

Jacob Mosley

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jacob Mosley, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 24 day of February, 2020.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 24 day of February, 2020.

Brian Coleman

Lily Denise Coleman

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Brian Coleman and Lily Denise Coleman, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 24 day of February, 2020.

Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 24 day of February, 2026.

Ella K. Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:

Brian Coleman
3017 Sunnyview Dr
Nashville, TN 37218

Name and address of property owner:

Brian Coleman
3017 Sunnyview Dr
Nashville, TN 37218

Order No.: 26146877

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Situated in the county of Davidson and state of Tennessee:

Being Lot No. 249 on the Plan of Buena Vista Estates, Section 6, of record in Plat Book 4460, Page 35, Register's Office, Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same parcel conveyed to Brian Coleman and Jacob Mosley from Lany E. Coleman and Dorinda Coleman, by virtue of a deed dated 4/16/2013, recorded 5/6/2013, as instrument no. 20130506-0045102 county of Davidson, state of Tennessee.

Assessor's Parcel No: 059 05 0 244.00

True Copy Cerification

I, Jeanette Harper, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jeanette Harper
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lisette Anne Moree, a notary public for this county and
Notary's Name

state, Jeanette Harper, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries