This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 514182 DEEDQC
11/10/2020 04:04:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201110-0132829

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Brian K. Coleman** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Johnetta S. Allen,** (Grantee), an unmarried woman all of his rights, title, and interests in the following described real property, to wit:

The Land with all the buildings and improvements thereon, situated at 59 Robertson Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 228 on the Plan of Maury and Clairborne's Addition, as of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, to which plan is referenced is here by made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.

Being all or part of the same property conveyed to Grantor herein by QUIT CLAIM DEED of record at Instrument Number **20160902-0092608** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 10 day of **November, 2020.**

Brian K. Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Brian K. Coleman,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of **November, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Emily Reed
AFFIANT

SUBSCRIBED AND SWORN before me this the 10 day of **November, 2020.**

Ashlee D Page
NOTARY PUBLIC

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/08/2022

PROPERTY ADDRESS:	**59 Robertson St.** **Nashville, TN 37210**
TAX PARCEL NO.:	**093.16-0-228.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**Johnetta S. Allen** **1904 Ashton Avenue** **Nashville, TN 37218**
MAIL TAX BILLS TO:	**Johnetta S. Allen** **1904 Ashton Avenue** **Nashville, TN 37218**

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/08/2022