QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 569501 DEEDQC
02/05/2021 01:00:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210205-0017067

This instrument prepared by:
Karla C. Miller, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Leonard Coleman 1910 Upland Drive Nashville, TN 37216	Same	072 12 0 287.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Patricia D. Coleman v. Leonard U. Coleman, Sumner County Circuit Court, No. 83CCI-2015-CV-684, and the consideration given for the transfer is the Parties' divorce.

Leonard Coleman
Affiant- Leonard U. Coleman

SUBSCRIBED AND SWORN TO before me this 16th day of October, 2020.

JOELLYN A. KOTT
STATE OF TENNESSEE
NOTARY PUBLIC

Joellyn A. Kott
Notary Public

My Commission Expires: 5/9/2023

WHEREAS, Patricia D. Coleman, ("Grantor") and Leonard U. Coleman ("Grantee") were previously married and were divorced as of November 1, 2016; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Final Judgment of Divorce and Marital Dissolution Agreement in that certain case styled Patricia D. Coleman v. Leonard U. Coleman, Sumner County Circuit Court, No. 83CCI-2015-CV-684; and

WHEREAS, Grantor has agreed to quitclaim all of her legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in consideration of the Sumner County Circuit Court, No. 83CCI-2015-CV-684, Patricia D. Coleman, the Grantor, does hereby convey, remise, release and forever quitclaim unto Leonard U. Coleman, the Grantee, his heirs and assigns, all of her legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

LAND in Davidson County, Tennessee, being Lot No. 144, on the Plan of Burchwood Gardens, Section II, as shown on plat of record in Plat Book 2900, page 66, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 144 fronts 78.44 feet on the southerly margin of Upland Drive and extends back 145.8 feet on the easterly line and 146.02 feet on the westerly line to a dead line in the rear, measuring 86.6 feet thereon.

BRING the same property conveyed to Leonard U. Coleman and wife, Patricia Coleman, by Warranty Deed of record at Instrument No. 20060206-0014184, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 1910 Upland Drive, Nashville, TN 37216.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16 day of OCTOBER, 2020.

Patricia D. Coleman
PATRICIA D. COLEMAN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

PATRICIA D. COLEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2020.

Joellyn A. Kott
Notary Public

JOELLYN A. KOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 5/9/2023