Karen Johnson Davidson County
Batch# 594053 DEEDQC
03/17/2021 12:12:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210317-0035319

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 16 day of March, 2021. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner: Catherine A. Colman and Michael W. Colman 1000 Starview Drive Danville, CA 94526	Send Tax Bills To: New Owner	Tax Information: 118 01 0 121.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Terracotta Investment, LLC, a California limited liability company,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Catherine A. Colman and Michael W. Colman, joint tenants with rights of survivorship,** their heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot number 117 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

Being the same property conveyed to Terracotta Investment, LLC, a California limited liability company from Adam T. Romary and wife, Stephanie A. Romary by Warranty Deed recorded on June 24th, 2011 in Instrument No. 20110624-0048562, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1106 Montrose Avenue Nashville, TN 37204.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of MARCH 2021.

Terracotta Investment, LLC, a California limited liability company

Catherine A Colman, Trustee

By: Catherine A. Colman, Trustee of the Colman Trust dated February 10, 2000 restatement dated September 24, 2015, sole member

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine A. Colman, with whom I am personally acquainted, and who executed the within instrument for the purposes therein contained and who acknowledged that she is Trustee of the Colman Trust dated February 10, 2000 restatement dated September 24, 2015, the sole member of Terracotta Investment, LLC, a California limited liability, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15 day of MARCH, 2021.

Notary Public

My Commission Expires: APR 27, 2023

EVERETT TEJADA TRINIDAD
Notary Public - California
Contra Costa County
Commission # 2286609
My Comm. Expires Apr 27, 2023