Karen Johnson Davidson County
Batch# 614192 DEEDQC
04/13/2021 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210413-0049433

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Erin Coleman	(NAME) New Owner	104-09-0V-002.00
(STREET ADDRESS) 115 Leonard Ave.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37205	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Micah Coleman, unmarried,** Grantor, does hereby quitclaim and convey unto **Erin Coleman, unmarried**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee being Unit No. 2, of the Leonard & Whitland Homes (Condominiums), created under Title 66, Section 27-20 I, et seq., as amended in Tennessee Code Annotated, and as established by the Declaration of Establishment and By-Laws of the Leonard & Whitland Homes (Condominiums), of record in Instrument No.20111229-0101797, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration of Establishment and By-Laws. Reference is hereby made to the Plat of Leonard & Whitland Homes (Condominiums) as shown on Exhibit "B" to the Declaration of Establishment and By-Laws, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Micah Coleman and wife, Erin Coleman by Deed dated January 3, 2012, recorded January 3, 2012, in Instrument Number 20120103-0000449, in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 8th day of April 2021

Affiant

My commission expires: 3/21/22
(Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand this 1 day of April, 2021.

Micah Coleman

STATE OF Minnesota
COUNTY OF Hennepin

On this 1 day of April, 2021, before me personally appeared Micah Coleman, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 1 day of April, 2021.

January 31, 2024 Susan M. Smith
My Commission Expires:

SUSAN M SMITH
NOTARY PUBLIC MINNESOTA
My Commission Expires Jan. 31 2024

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024