Karen Johnson Davidson County
Batch# 740225 DEEDQC
10/20/2021 11:55:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20211020-0140834

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 19th day of October, 2021.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 9TH, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael W. Colman 1106 Montrose Avenue Nashville, TN 37204	New Owner	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, **Catherine A. Colman and Michael W. Colman, joint tenants with rights of survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Michael W. Colman**, his 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 Catherine A. Colman and Michael W. Colman, joint tenants with rights of survivorship from Terracotta Investment, LLC, a California limited liability company by Quitclaim Deed recorded on March 17th, 2021 in Instrument No. 20210317-0035319, 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 15th day of October 2021.

Catherine A. Colman

STATE OF Tennessee)
COUNTY OF Davidson)

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 acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of October 2021.

Notary Public

My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Michael W. Colman

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael W. Colman**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of October 2021.

Notary Public

My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025