QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 799325 DEEDQC
02/02/2022 12:06:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220202-0012358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Peggy Maxwell-Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JAN, 2022

CHUKWUDI C. ETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300 Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Peggy Maxwell-Coleman and Phylicia N. Moye	**New Owner**	
(NAME)	(NAME)	
5765 Napa Valley Dr.		
(ADDRESS)	(ADDRESS)	**09207001600**
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **DAKYSHA COLEMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **PEGGY MAXWELL-COLEMAN and PHYLICIA N. MOYE**, HEREINAFTER COLLECTIVELY CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being the easterly 44.2 feet of the westerly 64.6 feet of the southerly margin of Lot No. 2 in the Subdivision of Lot 4 of the Elizabeth Harding Lytle Tract, as of record in Minute Book "B", Page 453, Chancery Court at Nashville, being Lot "C" as shown on a survey made by James A. Hamilton, Jr., Surveyor, February 26, 1952.

Said Lot "C" fronts 44.2 feet on the northerly side of Hermosa Street and runs back between parallel lines 162.5 feet to an alley.

Being the same property conveyed to DaKysha Coleman, Peggy Maxwell Coleman, and Phylicia N. Moye by Affidavit of Heirship from Phillip L. Coleman, Jr. of record in Instrument # 20220202-0012357, Register's Office for Davidson County, Tennessee.

DaKysha Coleman and Dakysha Coleman-Springer are one and the same person

This is not the principal residence of the Grantor

This is improved property known as 2104 Hermosa Street Nashville, Tennessee 37208

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 28 day of January 2022.

DaKysha Coleman

DaKysha Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DaKysha Coleman,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of January 2022.

Notary Public

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 7, 2024