Karen Johnson Davidson County
Batch# 919086 DEEDQC
09/20/2022 01:00:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220920-0104590

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESS.

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 16th day of September 2022.

Madelyn Stampley
Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Alvin M. Coleman Paul A. Coleman 3601 Batavia St Nashville, TN 37209	Alvin M. Coleman Paul A. Coleman 3601 Batavia St Nashville, TN 37209	92-5-246

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, Alvin M. Coleman, does hereby quitclaim, transfer and convey unto Alvin M. Coleman and Paul A. Coleman, as joint tenants with right of survivorship, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being Lot. No. 70 on the Plan of College Hill, Section II, as record in Book 2133, page 52, Register's Office for said County.

Said Lot No. 70 front 85 feet on the south side of Batavia Street and extends back 102.5 feet on the west line and 111 feet on the east line to a dead line in the rear of which it measures 99 feet.

Being the same property conveyed to Robert Greene, Trustee, from Alvin C. Coleman and wife Helen D. Coleman, and further transferred from Robert Greene, Trustee, to Alvin C. Coleman and wife Helen D. Coleman, for life, and remainder in fee simple to Alvin M. Coleman, by Quitclaim Deed dated November 12, 1996, and recorded on November 14, 1996 as Document

No. 0246438, Book 10258, Pages 881-882, Register's Office for Davidson County, Tennessee. Upon the death of Helen D. Coleman on April 6, 2017, and the death of Alvin C. Coleman on November 6, 1997, Alvin M. Coleman became the owner of the property in fee simple.

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

Property Address: 3601 Batavia Street, Nashville, Tennessee 37209

Witness my hand this 16th day of September 2022.

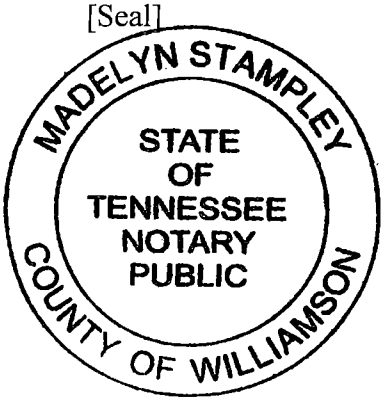
Alvin M. Coleman, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Alvin M. Coleman, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, September 16, 2022.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: 10/26/2026