Karen Johnson Davidson County
Batch# 951815 DEEDQC
12/15/2022 10:27:30 AM 3 pgs
Fees: $28.00 Taxes: $1,480.00
20221215-0129830

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me on this day, December 13, 2022.

Notary Public

My Commission Expires: 03-21-2026

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-21-2026

New Owner Address:
Robert D. Coleman and
Shari Coleman
232 Sterling Road
Hendersonville, Tennessee 37075

Send Tax Bills To:
Same

Map-Parcel Number:
093-61-B-636.00 CO-

QUITCLAIM DEED

Austin D. Coleman, an unmarried man ("Grantor"), for consideration of Four Hundred Thousand Dollars ($400,000.00), hereby releases, remises, and quitclaims to **Robert D. Coleman and Shari Coleman, husband and wife** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **December** 2, **2022**.

Austin D. Coleman

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Dickson)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Austin D. Coleman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 2, 2022.

Notary Public

My Commission Expires: 02.22.2023

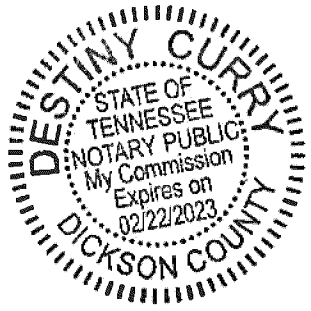


EXHIBIT A

Land in Davidson County, Tennessee, being Unit FD 503, The Kress Lofts, Phase II, Amendment No. 4 to Master Deed, the Kress Lofts Condominiums, of record in Instrument No. 20071220-0146058, Amended at Instrument No. 20080331-0032083, and Scrivener's Affidavit recorded at Instrument No. 20080118-0006035, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert D. Coleman and Shari Coleman, husband and wife, as to 50% undivided interest, and Austin D. Coleman, an unmarried man, as to 50% undivided interest, as tenants in common with right of survivorship, from Scott McGilberry and wife, Leslie McGilberry, by deed of record in Instrument No. 20190812-0079772, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 231 Rep. John Lewis Way (f/k/a 5th Avenue North), Unit 503, Nashville, Tennessee 37219.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 2, 2022.

Affiant Signature

12/14/2022
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, December 14, 2022.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-21-2026