QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 953548 DEEDQC
12/20/2022 02:53:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221220-0131543

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY

G-MCB-22-6008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 20 22.

Notary Public

MY COMMISSION EXPIRES: 2/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin D. Coleman, Trustee	**New Owner**	
(NAME)	(NAME)	**103-01-0A-002.00-CO**
6008 Hill Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4413		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUSTIN COLEMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **AUSTIN D. COLEMAN, TRUSTEE OF THE AUSTIN D. COLEMAN IRREVOCABLE TRUST DATED AUGUST 3RD, 2021** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "B" Hill Circle Townhomes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Hill Circle Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20140707-0059681, as amended in the First Amendment recorded in Instrument No. 20181003-0098273, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Hill Circle Townhomes, A Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20140707-0059681, and Bylaws appended thereto as Exhibit "B ", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Austin Coleman by Warranty Deed from Barnabas S. J. Sweetman and Holly L. Sweetman, husband and wife, of record in Instrument No. 20221018-0113586, Register's Office for Davidson County, Tennessee, dated October 13, 2022 and recorded on October 18, 2022. Austin Coleman and Austin D. Coleman are one and the same person.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **6008 Hill Circle, Nashville, Tennessee 37209-4413**.

Witness my/our hand(s) this the 11th day of December, 2022.

Austin Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of December, 2022.

Notary Public
My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

