**THIS INSTRUMENT PREPARED BY**
**AND RETURN FILED COPY TO:**
Paul W. Moser, Attorney
5409 Maryland Way, Ste. 333
Brentwood, Tennessee 37013
(615) 662-3697

Karen Johnson Davidson County
Batch# 957219 DEEDQC
01/03/2023 03:31:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230103-0000399

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Young S Coleman
Affiant

Subscribed and sworn to before me, this 28th day of December, 2022, at Brentwood, Tennessee.

Notary Public

My commission expires:

PAUL W. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

# QUITCLAIM DEED

ADDRESS NEW OWNER:
YOUNG COLEMAN & EADIE NAIL
3016 BARNES BEND DRIVE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
YOUNG COLEMAN & EADIE NAIL
3016 BARNES BEND DRIVE
ANTIOCH, TN 37013

INSTRUMENT NO:

FOR AND IN CONSIDERATION OF One ($1.00) Dollar, cash in hand paid, receipt of which is hereby acknowledged, YOUNG SUN COLEMAN, unmarried, of Davidson County, Tennessee and Eadie Garver Nail, an unmarried person, of Davidson County, Tennessee, (hereinafter referred to as "Grantors"), by these presents do hereby quitclaim and convey unto YOUNG SUN COLEMAN and EADIE GARVER NAIL, (hereinafter referred to as "Grantees"), their heirs, executors, administrators and assigns, all rights and interests that they might have in the following parcel of real property as joint tenants with right of survivorship, to wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Phase One, Barnes Bend Estates, RS10 Cluster Lot Subdivision, of record in Plat Instrument No. 20050802-0090369, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Young S. Coleman, unmarried and Eadie G. Nail, unmarried by Warranty Deed from James O. Shannon and Dale E. Shannon, Husband and Wife, of record at instrument number 20191029-0010851, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED PREPARED FROM PREVIOUS DEED OF RECORD.

**IN WITNESS WHEREOF** the said Grantor has hereunto set their hands this the 28th day of December, 2022.

Young S Coleman
YOUNG S. COLEMAN, GRANTOR

Eadie G. Nail
EADIE G. NAIL, GRANTOR

**ACKNOWLEDGMENT**

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, Young S. Coleman and Eadie G. Nail with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of December, 2022.

Notary Public
My Commission Expires: _____

PAUL W. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022