Karen Johnson Davidson County
Batch# 981554 DEEDQC
03/16/2023 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230316-0019055

This Instrument Prepared with
Information Furnished by the Parties
and Return to:
Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of TN
County of Wilson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before
me this 16 day of March, 2023.

Notary
Commission Expires: _____

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Michael Coleman Jr., Lynn Michele Coleman, Liam Patrick Coleman and Isabella K. Coleman	NEW OWNER	Property 1: 095-05-0B-037.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **STEPHEN MICHAEL COLEMAN, JR. AND LYNN MICHELE COLEMAN, HUSBAND AND WIFE, AND LIAM PATRICK COLEMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **STEPHEN MICHAEL COLEMAN, JR., AND LYNN MICHELE COLEMAN, HUSBAND AND WIFE, A 1/6 INTEREST AND 1/3 INTEREST RESPECTIVELY AND LIAM PATRICK COLEMAN, UNMARRIED A 1/3 INTEREST, AND ISABELLA K. COLEMAN, UNMARRIED A 1/6 INTEREST,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit No. 117 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Luke Ben Wyatt, unmarried by Warranty Deed from York Construction LLC of record in Instrument No. 20030303-0027464 Register's Office for Davidson County, Tennessee, dated February 28, 2003 and recorded on March 3, 2003.

Being the same property conveyed to Stephen Michael Coleman, Jr. and Lynn Michele Colman, husband and wife, and Liam Patrick Coleman, unmarried by Warranty deed from Luke Ben Wyatt, married of record in Instrument No. 20210820-0112695 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on August 20, 2021.

For information purposes only: 2120 Lebanon Pike #117, Nashville, TN 37210

Subject to all matters of record.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 15 day of March, 2023.

Stephen Michael Coleman, Jr.

Lynn Michele Coleman

State of MA)
County of Worcester)

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

Notary Public
My Commission Expires: _____

GINGER LEE BUTEAU
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 11, 2029

202303160019055

Witness my hand this 14th day of March, 2023.

Liam Patrick Coleman

State of TN)
County of Davidson)

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

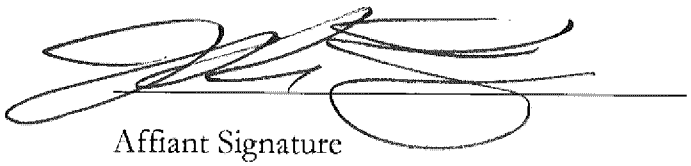
JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/26/2024

202303160019055

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 3/14/2023 & 3/15/2023.



Affiant Signature

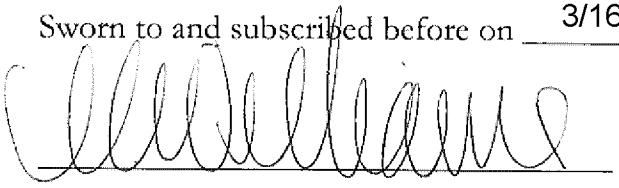
3/16/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/16/2023.



Notary Public

My Commission Expires: 5.23.23

