Karen Johnson Davidson County
Batch# 1013731 DEEDQC
06/09/2023 03:26:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230609-0044105

THIS INSTRUMENT PREPARED BY:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0

AFFIANT: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of June, 2023.

NOTARY PUBLIC: _____
I. Dyke Tatum

MY COMMISSION EXPIRES: 5/5/2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To::	Map-Parcel Numbers
Tennessee Avenue Development, LLC	**SAME**	13201010700
901 Burford Place		
Nashville, TN 37204		

FOR AND CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **John E. Coleman, Jr,** by these presents does hereby transfer and quitclaim and convey unto **Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company,** their successors and assigns, all of his rights, title, and interest in and to the following described tract of land:

Land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 101 on the Map of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, Register's Office for said County.

Being the same property conveyed to John E. Coleman Jr. by deed dated December 23, 2020 from James L. Wood of record in Instrument No. 20201231-0155326, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4024 General Bate Drive, Nashville, TN 37204

Witness my hand this 8th day of June, 2023.

_____
John E. Coleman, Jr.

State of Tennessee
County of Davidson

On this 8th day of June, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared John E. Coleman, Jr. the bargainor 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 this 19th day of May, 2023.

_____
Notary Public I. Dyke Tatum

My Commission Expires: 5/5/2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 9, 2023 (date of document).

Affiant Signature

June 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023