This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1095237 DEEDQC
01/29/2024 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240129-0005911

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Amanda S. Coulter & Brian L. Coulter 106 General Smith Place Hendersonville, TN 37075	**072-09-2Y-001.00**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AMANDA S. COULTER** ("Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **AMANDA S. COULTER and BRIAN L. COULTER, as tenants by the entirety** ("Grantees"), their heirs, successors, and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. A as depicted on Exhibit C to the Declaration of Covenants, Conditions and Restrictions for Delmas Avenue Properties II, a Tennessee Horizontal Property Regime, said Declaration being of record at Instrument No. 20181221-0124391 in the Register's Office for Davidson County, Tennessee, to which Declaration, and exhibits thereto reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to AMANDA S. COULTER by deed from DONNA L. STEVENSON, AS TRUSTEE OF THE JIMMY RUSSELL STEVENSON GST EXEMPT TRUST of record in Instrument No. 20240126-0005376 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 927A Delmas Avenue, Nashville, Davidson County, TN 37216.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 29 day of December, 2023.

GRANTOR:

AMANDA S. COULTER

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared AMANDA S. COULTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of December, 2023.

Notary Public

LAWRENCE DANIEL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. DEC. 3, 2024

My Commission Expires: 12/3/2024

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 29th day of December, 2023.

NOTARY PUBLIC
My Commission Expires: 12/3/2024

LAWRENCE DANIEL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. DEC. 3, 2024

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 December 29, 2023 (date of document).

Affiant Signature

1-29-24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of January, 2024.

Notary's Signature

My Commission Expires: 11-2-2026

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY