Karen Johnson Davidson County
Batch# 1103530 DEEDQC
02/22/2024 12:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240222-0012195

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Michael W. Colman & Elizabeth G. Colman 1106 Montrose Avenue Nashville, Tennessee 37204	Same	118 01 0 121.00 Davidson County

QUITCLAIM DEED TO ESTABLISH TENANCY BY THE ENTIRETY

WHEREAS, Michael W. Colman acquired the real property located in Davidson County, Tennessee, and more particularly described on Exhibit A hereto (the "Property"); and

WHEREAS, Michael W. Colman now desires to create a tenancy by the entirety on the Property with his wife, Elizabeth G. Colman.

NOW THEREFOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and in order to create a tenancy by the entirety, MICHAEL W. COLMAN (the "Grantor") by these presents does hereby quitclaim, and by these presents transfers and conveys unto himself, MICHAEL W. COLMAN and his wife, ELIZABETH G. COLMAN, as tenants by the entirety, their heirs and assigns (collectively, the "Grantee"), all of his right, title, and interest in and to the Property.

This is improved property known as 1106 Montrose Avenue, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 21st day of February, 2024.

MICHAEL W. COLMAN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL W. COLMAN, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of February, 2024.

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Notary Public
My Commission Expires: 7-6-26

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 21st day of February, 2024.

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Notary Public
My Commission Expires: 7-6-26

EXHIBIT A

Land in Davidson County, Tennessee, being Lot number 117 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

Being the same property conveyed to Michael W. Colman by Quitclaim Deed from Catherine A. Colman and Michael W. Colman, as joint tenants with rights of survivorship, of record at Instrument No. 20211020-0140834, dated October 15, 2021, said Register's Office.

TRUE COPY CERTIFICATION

I, David H. Mayer, 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 February 21, 2024.

Date: February 22, 2024

David H. Mayer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On February 22, 2024, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 11·5·24