This Instrument Prepared by:
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
615-784-4800

From information furnished by the parties.

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

Karen Johnson Davidson County
Batch # 1118958 DEEDQC
04/04/2024 10:11:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240404-0023841

STATE OF TENNESSEE)
COUNTY OF WILSON)

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Sworn to and subscribed before me
this the 24th day of March, 2024.

Bryson Eubanks, Notary Public
My Commission Expires: 12/07/2024

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
William Edward Coleman, Jr. and Verica Hardy Coleman, Trustees of the Coleman Family Trust, dated dated March 24, 2024. 209 Aparna Court Whites Creek, Tennessee 37189	William Edward Coleman, Jr. and Verica Hardy Coleman, Trustees of the Coleman Family Trust, dated dated March 24, 2024. 209 Aparna Court Whites Creek, Tennessee 37189	092 03 0 081.00 000

FOR NO MONETARY CONSIDERATION, I, **William E. Coleman, Jr.**, by these presents do hereby quitclaim and convey all my right, title, and interest unto **William Edward Coleman, Jr. and Verica Hardy Coleman, Trustees of the Coleman Family Trust, dated March 24, 2024**, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 16 on the plan of McClure's Subdivision of part of Lot 1 of the Lytle Dower Tract, as of the record in Book 161, page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 41 feet on the southerly side of Heffernan Street and runs back between parallel lines 163 feet to an alley.

Being the same property conveyed to William E. Coleman, Jr., by Quitclaim Deed from Jean C. Coleman, dated March 12, 2019, of record in Instrument Number 20190315-0023961 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property.

This is improved property known as 2203 Meharry Boulevard, Nashville, Tennessee 37208.

Witness by my hand this the 24th day of March, 2024.

William E. Coleman, Jr.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

On the 24th day of March, 2024, personally appeared before me, William E. Coleman, Jr., with whom I am personally acquainted or who each proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that he executed the same by his own free act and deed.

Witness by my hand and official seal.

BRYSON EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC, Bryson Eubanks
My Commission Expires: 12/07/2024