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

Karen Johnson Davidson County
Batch # 1118958 DEEDQC
04/04/2024 10:11:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240404-0023843

**Affiant**

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 | 041 05 0 019.00 000 |

FOR NO MONETARY CONSIDERATION, We, **William Coleman and wife, Verica Coleman,** by these presents do hereby quitclaim and convey all our 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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Page 261-262, Register's Office

for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William Coleman and wife, Verica Coleman, by Warranty Deed from Khushru H. Frenchman and wife, Rita K. Frenchman, August 5, 2002, of record in Instrument Number 20020812-0096770 in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and restrictions of record in Book 7762, Page 422.

This is improved property known as 201 Aparna Court, Whites Creek, Tennessee 37189.

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

**William Coleman**

**Verica Coleman**

STATE OF TENNESSEE )
)
COUNTY OF WILSON )

On the 24th day of March, 2024, personally appeared before me, William Coleman and Verica Coleman, each of whom I am personally acquainted or who each proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that they executed the same by their 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