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
20240404-0023844

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

BRYSON EUBANKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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:
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

SEND TAX BILLS TO:
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

MAP AND PARCEL:
081 10 0 331.00 000

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 the Westerly part of Lot No. 13 on the Map of Georgia Industrial Realty Company's subdivision of record Book 421, Page 188, Registrations' Office for said County.

Said Part of Lot No. 13 fronts 105 feet on the Southerly side of Osage Street and runs back between parallel lines, along the Easterly margin of 24th Avenue North 207.5 feet to the North line of Lot No. 41.

Being the same property conveyed to William. Coleman and wife, Verica Coleman, by Quitclaim Deed from Charles Hardy and wife, Gladys Hardy, dated June 9, 1994, of record in Book 9379, page 410 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 2315 Osage Street, Nashville, Tennessee 37208.

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