Karen Johnson Davidson County
Batch# 1153735 DEEDQC
07/02/2024 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240702-0049877

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Kimberly M. Coleman
Affiant

Subscribed and sworn to before me, this 27th day of June, 2024.

Notary Public

My Commission Expires: 11/2/26

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Kimberly M. Coleman, Trustee 640 Gaylemore Drive Goodlettesville, Tennessee 37072	SAME	007 15 0 029.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kimberly Michelle Coleman,**

hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Kimberly Michelle Coleman, Trustee of the Kimberly Michelle Coleman Living Trust, established by the Revocable Trust Agreement of Kimberly Michelle Coleman dated June 27, 2024**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27th day of June, 2024.

Kimberly Michelle Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Michelle Coleman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 27th day of June, 2024.

My Commission Expires: _____

Notary Public

CHARLES HALLOWAY IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-1-25

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Grizzard Manor, Section Three, of record in Book 4675, page 40, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Graceland Drive at the corner of Lots Nos. 68 and 69; thence with the line between said two lots southerly 200.4 feet; thence with the line between Lots Nos. 67 and 68 southwesterly 163.5 feet to the easterly margin of Gaylemore Drive; thence with the same northerly 246.97 feet to the beginning of a curve; thence around said curve northeasterly 39.27 feet to the southerly margin of Graceland Drive; thence with the same easterly 175 feet to the beginning.

Being the same property conveyed to Kimberly Michelle Coleman by deed from Bobbie Jean Shankle, of record as Instrument No. 20051012-0123094, Register's Office for Davidson County, Tennessee.

This is improved property known as 640 Gaylemore Drive, Goodlettesville, Tennessee 37072.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 6/27/24.

7/2/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of July, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

