Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Meridian Law, PLLC
5141 Virginia Way, Suite 320
Brentwood, TN 37027

Address New Owner(s)
Kim M. Jeffries-Coleman, Trustee
Kimberly Michelle Jeffries-Coleman Liv. Trust dt. 4/19/24
917 Fairwin Avenue, Nashville, TN 37216

Send Tax Bills To:
Kim M. Jeffries-Coleman, Trustee
Kimberly Michelle Jeffries-Coleman Liv. Trust dt. 4/19/24
917 Fairwin Avenue, Nashville, TN 37216

Karen Johnson
Batch # 1154166
07/03/2024 03:13:28 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240703-0050465

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Kimberly M. Jeffries Coleman, a married woman,** (hereinafter "Grantor") hereby quitclaim and convey unto **Kimberly Michelle Jeffries Coleman as the Trustee of The Kimberly Michelle Jeffries Coleman Living Trust dated April 19, 2024, and any amendments thereto, and her successors in interest** ("Grantee"), all of my right, title and interest in and to a certain **improved** tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

****SEE ATTACHED *SCHEDULE A* FOR LEGAL AND PROPERTY DESCRIPTION****

This is improved property which is also known as: **917 Fairwin Avenue, Nashville, TN 37216**

The Map-Parcel Number of this Property is: **072 09 0 268.00 (Davidson County, TN)**

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, for the use and benefit of said Grantee and her successors in interest forever who shall administer, hold and distribute said property according to the said Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the subject property. The Trustee of the said trust and her successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

The Grantor is joined in this conveyance by her husband, **Christopher Coleman**.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on **this 19th day of April, 2024.**

Kimberly M. Jeffries Coleman

Christopher Coleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On **this 19th day of April, 2024**, before me, the undersigned, personally appeared **Kimberly M. Jeffries Coleman**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

On **this** 24th **day of** April, **2024**, before me, the undersigned, personally appeared **Christopher Coleman**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 05/09/2026

TERRENCE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: Kimberly M. Jeffries Coleman

Subscribed and sworn to before me, **this 19th day of April, 2024**.

Notary Public
My Commission Expires: 3/9/2027

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

SCHEDULE A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Eskridge Subdivision of Part of the W.B. Franklin Property as of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same land conveyed to Kimberly M. Jeffries Coleman, a married woman, from Kimberly M. Jeffries-Coleman formerly known as Kimberly M. Jeffries, a married woman, joined by her spouse, Christopher Coleman, via Quitclaim Deed which is dated September 13, 2008, and is recorded as Instrument No. 20081007-0101675 Register's Office for Davidson County, Tennessee.