Karen Johnson
Batch # 1160029
07/22/2024 08:43:43 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240722-0054483

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 18th day of July, 2024. Notary Public My Commission Expires:

ABIGAIL WOODARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

QUITCLAIM DEED

Address New Owner: Carolyn Beth Coleman Williams and Benjamin Philip Coleman 1311 Burton Valley Road Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 131 15 0 050.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Carolyn Beth Coleman Williams and Benjamin Philip Coleman, individually and as the Executors of the Estate of Delores Ann Jones Coleman,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Carolyn Beth Coleman Williams and Benjamin Philip Coleman,** their heirs and assigns, all of their interest in the land described below as:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Harpeth Acres, Section VII, as of record in Book 2331, Page 154, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Burton Valley Road, being the common front corner of Lots Nos. 26 and 27; thence with the line between said Lots, southwesterly 155.0 feet to a monument which is the common corner of Lots Nos. 25, 26, and 27; thence with the line between Lots 25 and 26, southeasterly 217.6 feet to a point in the westerly margin of Benton Smith Road; thence along the margin of said road, around a slight curve, northerly 255.0 feet to a monument, the beginning of a curve with a radius of 25.0 feet; thence around said curve in a northwesterly direction, 31.42 feet to a monument in the southerly margin of Burton Valley Road; thence with the margin of said road, northwesterly around a slight curve, 197.87 feet to the point of beginning.

Being the same property conveyed to Philip E. Coleman and wife, Delores J. Coleman by Quitclaim Deed recorded on July 21st, 1988 in Book 7606, Page 198, Register's Office of Davidson County, Tennessee.

Philip E. Coleman having died April 4th, 2022 in Davidson County, Tennessee. His interest in the subject property passed to his wife, Delores J. Coleman, as the surviving tenant by the entirety.

Delores J. Coleman also known as Delores Ann Jones Coleman having died November 10th, 2023 in Davidson County, Tennessee. The Last Will and Testament of Delores Ann Jones Coleman was admitted to probate in the Circuit Court for Davidson County, Tennessee, Probate Division. See Probate Case No. 24P293. The Last Will and Testament of Delores Ann Jones Coleman devised the subject property to her children, Carolyn Beth Coleman Williams and Benjamin Philip Coleman. Carolyn Beth C. Williams and Benjamin P. Coleman were appointed as Executors of the Estate of Delores Ann Jones Coleman by Letters Testamentary signed by Joseph P. Day, Clerk of the Probate Court of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July 2024.

Carolyn Beth Coleman Williams

Carolyn Beth Coleman Williams, individually and as Executor of the Estate of Delores Ann Jones Coleman

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Beth Coleman Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor of The Estate of Delores Ann Jones Coleman, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of July, 2024.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2028

[Additional Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of July 2024.

Benjamin Philip Coleman, individually and as Executor of the Estate of Delores Ann Jones Coleman

STATE OF Tennennee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Philip Coleman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of The Estate of Delores Ann Jones Coleman, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of July, 2024.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028