Karen Johnson Davidson County
Batch # 1197713 DEEDQC
10/24/2024 02:51:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241024-0082816

THIS INSTRUMENT PREPARED BY AND RETURN TO:

James B. Bristol
Holland & Knight
511 Union Street, Suite 2700
Nashville, TN 37215

ADDRESS NEW OWNER:

Coles Joint Revocable Trust
Maribeth Coles, Trustee
7715C Sawyer Brown Road
Nashville, Tennessee 37221

SEND TAX BILL TO:

New Owner

MAP-PARCELS

Map 128-07-0-C
Parcel 001-00co

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Barry Wray Coles and Maribeth Coles**, husband and wife, residents of Tennessee (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey unto Maribeth Coles, as trustee of the **Coles Joint Revocable Trust**, established May 21, 2024 (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest as owner in a certain tract of land in Davidson County, Tennessee, described herein, and any and all improvements thereon (the "Property"). The legal Description of the Property is set forth in the Warranty Deed issued to the Grantor on April 14, 2022, attached hereto and incorporated herein by reference.

The Property is improved property located at 7715C Sawyer Brown Road, Nashville, Davidson County, Tennessee. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 29 day of August, 2024.

GRANTOR:

Barry Wray Coles

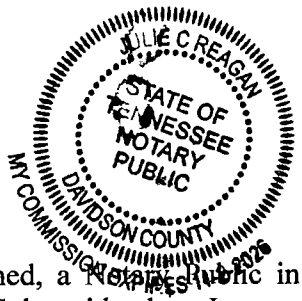
Barry W. Coles

Maribeth Coles

Maribeth Coles

DERIVATION CLAUSE:
Grantors' property rights are derived from a warranty deed dated: April 14, 2022,
Grantors: David A. Poma and Janice L. Poma, husband and wife.
Grantees: Barry Wray Coles and maribeth Coles, husband and wife
Warranty Deed recorded April 18, 2022 in Davidson County, Tennessee #20220418-0043941

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)



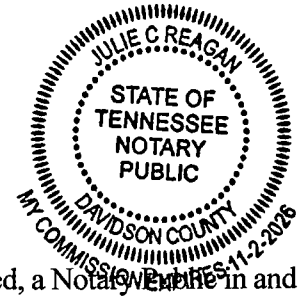
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Barry Wray Coles with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named grantor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 29 day of August, 2024.

Julie C Reagan
Notary Public

My Commission Expires: 11/2/26

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)



Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Maribeth Coles with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named grantor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 29 day of August, 2024.

Julie C Reagan
Notary Public

My Commission Expires: 11/2/26

Barry Wray Coles and Maribeth Coles, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit A on the Plan of Homes at 7715C Sawyer Brown Rd., a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 7715C Sawyer Brown Rd., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200727-0082307 and First Amendment recorded in Instrument No. 20220411-0041664, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 7715C Sawyer Brown Rd., shown on Exhibit "A" to the Declaration of record in Instrument No. 20200727-0082307 and First Amendment recorded in Instrument No. 20220411-0041664, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to David A. Poma and Janice L. Poma, husband and wife, by Deed dated December 7, 2016, from George T. Reale, Deborah D. Reale, Michael Reale, Adam Reale, Tony Reale, Chris Reale, Elizabeth Delacie Reale, Leslie Reale, Ethan Schmidt and Clare Wilbert Rogers, of record in Instrument No. 20161212-0129950 and by Trustee's Quitclaim Deed dated December 7, 2016, from Jeanne Ann Burton, as Chapter 7 Trustee for Courtney Michelle Reale of record in Instrument No. 20161212-0129949, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "A" to the Declaration of record in Instrument No. 20200727-0082307, and First Amendment recorded in Instrument No. 20220411-0041664, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth thereon. 2) Declaration of Covenants, Conditions and Restrictions of Homes at 7715C Sawyer Brown Rd. of record in Instrument No. 20200727-0082307, and First Amendment recorded in Instrument No. 20220411-0041664, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee. 3) Restrictive Covenants contained in instrument of record in Book 4528, Page 468, Register's Office for Davidson County, Tennessee. 4) All matters shown on the Plan of record in Chancery Plan Book No. 2, Page 165, Register's Office for Davidson County, Tennessee. 5) All matters shown on the Boundary Plat of record in Instrument No. 20200630-0070589, Register's Office for Davidson County, Tennessee. 6) Grant of Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20110311-0019615, Register's Office for Davidson County, Tennessee. 7) Agreement for Installation of Grinder Pump-Pressure Sewer System of record in Instrument No. 20180105-0001716, Register's Office for Davidson County, Tennessee. 8) Subject to the right of way of Sawyer Brown Road. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (X) Unimproved (____) property, known as **7715 C Sawyer Brown Road, Nashville, TN 37221**