Karen Johnson Davidson County
Batch# 1217019 DEEDQC
12/16/2024 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241216-0097589

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

MACKENZIE HUDSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THERESA ANN HEINZ AND **JASON COLEMAN**	NEW OWNER	093 14 OA 616.00 CO
(NAME) **841 ADAIR AVENUE, NORTHEAST**	(NAME)	
(ADDRESS) **ATLANTA, GA 30306**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **COLEMAN-HEINZ, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **THERESA ANN HEINZ AND JASON SHAVE COLEMAN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, ALL OF ITS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 601 established pursuant to the Condominium Declaration for Hyve, of record in Instrument Number 20230424-0030022, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "E" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Coleman-Heinz, LLC, a Tennessee limited liability company, by Quitclaim Deed from Theresa Ann Heinz and Jason Shave Coleman, wife and husband, of record as Instrument No. 20230906-0070022, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 635 7TH AVENUE SOUTH, UNIT 601, NASHVILLE, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my hand this 13th day of December, 2024.

COLEMAN-HEINZ, LLC, a Tennessee limited liability company

By: _____
Jason Shave Coleman, Member

By: _____
Theresa Ann Heinz, Member

STATE OF Georgia
COUNTY OF Fulton

On this the 13 day of December, 2024, before me personally appeared Theresa Ann Heinz and Jason Shave Coleman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they are the Members of Coleman-Heinz, LLC, a Tennessee limited liability company, and that they, as Members, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13 day of December, 2024.

My Commission Expires: 04/10/27

_____
Notary Public

GORDON MILLS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 10, 2027

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 12-13-2024 (date).

Affiant Signature

12·16·2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16 day of December, 2024.

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY