Prepared from Information provided from parties without the benefit of a Title Search

Instrument Prepared By:
I. Dyke Tatum, Attorney
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is **$ -0-**

Affiant

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

Notary Public

My Commission Expires: 9-7-26

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson
Batch # 1220042
12/26/2024 01 40 25 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20241226-0099879

QUITCLAIM DEED

Address New Owner	Send Tax Bills To	Map-Parcel Numbers
Tennessee Avenue Development, LLC **901 Buford Place** **Nashville, TN 37204**	**SAME**	**150-00-0-019.00**

FOR AND IN CONSIDERATION of One and No/100 ($1 00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **John E. Coleman, Jr.,** by these presents does hereby transfer and quitclaim and convey said property unto **Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company,** their successors and assigns, all of his rights, title, and interest in and to the following described tracts of land

Exhibit "A" attached hereto and made a part hereof:

X – improved property: 3156 Anderson Road, Antioch, Tennessee 37103

WITNESS my hand this 19th day of **December 2024.**

John E. Coleman, Jr.

State of **Tennessee**
County of **Davidson**

On this 19th day of **December 2024,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me, **John E. Coleman, Jr.,** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument as his free act and deed

WITNESS my hand and official seal this 19th day of **December 2024.**

Notary Public

Commission Expires 9-7-26

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described according to a copy of a survey made by Norris H Hickerson, Surveyor, March 31, 1952, as follows, to-wit

Beginning at a stake in the northerly margin of Anderson Road, at the southeast corner of the property conveyed to Verlie L Brawner and wife, by deed from J P Vick and wife, of record in Book 2041, page 571, said Register's Office, thence with said Brawner's line, North 3° East 333 4 feet to a stake, North 30° 45' West 532 feet to a stake, North 3° East 156 feet to a stake and North 35° 10' West 1254 feet to an iron pin in the south line of the Hearn property in a fence line, thence with Hearn's south line and along said fence, South 88° East 737 5 feet to an iron pin in said fence, being the northwest corner of the Rader property, thence with Rader's west line, South 1° 39' East 1150 feet to an iron pin, South 49° 57' East 733 5 feet to an iron pin and South 3° 03' West 122 7 feet to an iron pin at the northwest corner of the Smith property, and continuing along Smith's line, South 3° 03' West 210 7 feet to an iron pin in a fence line in the northerly margin of Anderson Road, thence with the margin of Anderson Road, North 86° 57' West 333 8 feet to the beginning, containing 14 acres more or less

INCLUDED IN THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed to Phillip L Stinson, of record in Book 7262, Page 821, Register's Office for Davidson County, Tennessee, described as follows

Being a certain parcel of land located in Nashville-Davidson County, Tennessee,

Beginning at an iron pipe located in a fence line, said iron pipe being the most northerly property corner of the Phillip L Stinson property as recorded in Book 7140, Page 923 RODC, Tn, said iron pipe also being situated in the southerly boundary line of "Percy Priest Meadows - Section Three" as recorded in Book 6250, Page 856 RODC, Tn,

Thence, leaving the said Stinson property and with the said boundary line of said subdivision and generally with a fence line N 64°-01'-14" E - 30 15 feet to a fence post,

Thence, N 89°-16'45" E - 26 18 feet to a fence post,

Thence, S 80°-47'-24" E - 176 51 feet to an iron pin,

Thence, leaving the said boundary of said subdivision and continuing generally with the said fence line S 82°-11'-54" E - 225 17 feet to an iron pin situated on the southerly margin of Brantley Drive; said iron pin being evidenced as the northwest corner of lot #176 of the subdivision entitled "Revised Lots 173-176 And Reserve Parcel 229 of Harborgate Section 2" as recorded in Book 6200, Page 509 RODC, Tn,

Thence, S 79°-10'-50" E - 122 01 feet to an iron pin,

Thence, S 71°-49'-22" E - 167 37 feet to an iron pin, said iron pin being the northwest corner of the J.B Knight property as evidenced in Book 2439 Page 389 RODC, Tn,

Thence, leaving the boundary of the said Harborgate, Section 2 and with the westerly property line of Knight (generally with a fence line) S 07°-24'-06" W 133 51 feet to a fencepost,

Thence, S 02°-57'-07" W - 126 80 feet to a fence post;

Thence, S 05°-12'-27" W - 89 18 feet to a fence post;

Thence, S 03°-48'-54" W - 427 81 feet to a fence post,

Thence, S 04°-07'-13" W - 226 44 feet to a point in the fence;

Thence, leaving the said Knight property line N 80°-27'-01" W- 29 52 feet to an iron pin, said iron pin being the southeast corner of the aforementioned Phil Stinson property,

Thence, with Stinson's easterly property line and generally with a fence line N 29°-12'-08" W - 1,278 54 feet to the Point of Beginning

Containing 9.12 Acres (397,098 square feet).

ALSO INCLUDED IN THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed to Floyd Alexander and wife, Johnnie Alexander, of record in Instrument No 20040915-0110985, Register's Office for Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

BEGINNING at a point in the westerly line of Dewey C Smith and wife, Isabel S. Smith, of record in Book 2341, Page 174, and the easterly line of Floyd Alexander and wife, Johnnie Alexander, of record in Book 9476, Page 713, said point being 34 20 feet plus 389 07 feet from the southeast rear line of Alexander; thence N29°13'15"E, 141 70 feet to an iron rod, thence S67°18'42"E, 49 75 feet to an iron rod; thence S12°34'18'E, 107 11 feet to the point of beginning, containing 2175 square feet, more or less

Being the same property conveyed to John E. Coleman, Jr., by Warranty Deed from John Broadbent Cundiff of record in Instrument No. 20170103-0000382, Register's Office for Davidson County, Tennessee.