The preparer of this Deed makes no representation as to the status of the title to the property conveyed herein, the deed reference, the description of the property and the survey upon which the description is based having been provided to the preparer of this deed by the Grantor

TRUSTEE'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Carla E. Coleman, successor Trustee of The Coleman Family Separate Trust for Surviving Grantor's Property, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution of the assets of The Coleman Family Separate Trust for Surviving Grantor's Property (Richard D. Coleman, the original Grantor and Trustee, having died on September 14, 2024), has bargained and sold and hereby remises, releases and forever quitclaims all of the right, title and interest of The Coleman Family Separate Trust for Surviving Grantor's Property in and to the following tract of land unto Carla E Coleman, and, her respective successors and assigns. Said tract of land being conveyed hereunder is described as follows:

Map 142-05-0B, Parcel 096.00
Property Address: 8300 Sawyer Brown Rd. #R301, Nashville, TN 37221

Land in Davidson County, Tennessee, described as follows, to-wit.

Unit No. R-301, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations , Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein

This conveyance is made subject to· zoning, setback requirements, general utility, sewer and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

BEING the same property vested in Carla E. Coleman, successor Trustee of The Coleman Family Separate Trust for Surviving Grantor's Property, by Order of Probate For Muniment of Title entered by the Davidson County Probate Court, on November 2, 2024, and recorded with Instrument Number 202412160097202 in the Register's Office for Davidson County, Tennessee

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Trustee, by signing this deed, releases any right the Trustee has to recover the property in the event of the subsequent insolvency of The Coleman Family Separate Trust for Surviving Grantor's Property.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This Instrument Prepared By
Victoria B. Tillman, Attorney at Law
McKinney & Tillman, P.C.
1019 Orchid Drive
Knoxville, Tennessee 37912

Karen Johnson Davidson County
Batch # 1229914 DEEDQC
01/24/2025 08 37 44 AM 2 pgs
Fees $12 00 Taxes $0 00
20250124-0005513

WITNESS the said Grantor sets her hand this 3 day of January, 2025.

Carla E. Coleman, Successor Trustee
The Coleman Family Separate Trust
for Surviving Grantor's Property

ACKNOWLEDGMENT

STATE OF TEXAS)
: ss
COUNTY OF Travis)

On this the 3 day of January, 2025, before me personally appeared Carla E. Coleman, to me known, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument in her capacity as the successor Trustee of The Coleman Family Separate Trust for Surviving Grantor's Property, and acknowledged that she executed the same as her free act and deed

MERCEDES LIGHTSEY
Notary ID #132626871
My Commission Expires
August 17, 2028

Mercedes Lightsey
Notary Public

My Commission Expires. August 17, 2028

AFFIDAVIT

STATE OF TEXAS)
: ss
COUNTY OF Travis)

This transfer is exempt from tax pursuant to Tenn. Code Annotated §67-4-409(a)(1)(C)(viii), and no oath of value shall be required.

Carla E. Coleman

Sworn to and subscribed before me
this 3 day of January, 2025.

Mercedes Lightsey
Notary Public

MERCEDES LIGHTSEY
Notary ID #132626871
My Commission Expires
August 17, 2028

My Commission Expires: August 17, 2028

Name and address of property owner responsible for payment of taxes:

Carla E Coleman
1140 W Parmer Ln
Apt 103
Cedar Park, TX 78613