QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

Karen Johnson Davidson County
Batch# 1236418 DEEDQC
02/12/2025 07:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250212-0010524

RILEY HERRICK NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2028 DAVIDSON COUNTY

File No.: RES-24-635-601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coleman-Heinz, LLC	JPMORGAN CHASE BANK	093 14 0A 616.00 CO
(NAME)	(NAME)	
841 Adair Ave. NE Atlanta, GA 30306	700 Kansas Lane Monroe, LA 71203	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **THERESA ANN HEINZ AND JASON SHAVE COLEMAN, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all right, title, and interest unto, **COLEMAN-HEINZ, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that 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 Theresa Ann Heinz and Jason Shave Coleman, wife and husband, from 629 Seventh LP, a Tennessee limited partnership, by Special Warranty Deed recorded August 14, 2023, in Instrument No. 20230814-0063173, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Coleman-Heinz, LLC, a Tennessee limited liability company, from Theresa Ann Heinz and Jason Shave Coleman, wife and husband, by Quitclaim Deed recorded September 6, 2023, in Instrument No. 20230906-0070022, in the Register's Office of Davidson County, Tennessee.

Subsequently, being the same property conveyed to Theresa Ann Heinz and Jason Shave Coleman, wife and husband, from Coleman-Heinz, LLC, a Tennessee limited liability company, recorded December 16, 2024, in Instrument No. 20241216-0097589, in the Register's Office of Davidson County, Tennessee.

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/our hand(s) this 5 day of February, 2025.

Jason Shave Coleman

Theresa Ann Heinz

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Shave Coleman and Theresa Ann Heinz,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ ATLANTA, GA, this 5 day of February, 2025.

Commission expires: 04/10/2027

Notary Public

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

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kim Wyatt, 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 February 11, 2025.

Affiant Signature

2/11/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 11th day of February, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-635-601