Karen Johnson Davidson County
Batch# 1241713 DEEDQC
02/27/2025 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250227-0014417

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The ~~actual consideration~~ for this transfer is **$0**. RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON Affiant Sworn to and subscribed before me this 25th day of February, 2025. Notary Public My Commission Expires: 9/20/25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

QUITCLAIM DEED

THIS INDENTURE, made this 25th day of February, 2025, among:

RONALD C TAYLOR AND DANA C COLEMAN, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DANA CLAIRE COLEMAN AND RONALD COLEMAN TAYLOR, TRUSTEES OF THE COLEMAN TAYLOR TRUST DATED FEBRUARY 25, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson county, Tennessee, Being Lot No 15, on the Plan of Hillmont Estates, Section One as of record in Plat Book 3700, Page 10, in the Register's Office of Davidson County, Tennessee, to which plat reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald C Taylor, an unmarried individual and Dana C Coleman, an unmarried individual by Warranty Deed from David W Malek, joined by Valery Malek, his wife dated December 5, 2011, and recorded December 6, 2011, at Instrument No. 20111206-0094921, in the Register's Office for Davidson County, Tennessee. The said Ronald C Taylor and Dana C Coleman having since married on September 13, 2024.

This improved property is situated at 1215 Saxon Drive, Nashville, TN 37215.

THIS DEED has been prepared solely upon information furnished by **Ronald C Taylor and Dana C Coleman.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

RONALD C TAYLOR

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ronald C Taylor**, the within named bargainor(s), 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 this 25th day of February, 2025.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

DANA C COLEMAN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Dana C Coleman**, the within named bargainor(s), 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 this 25th day of February, 2025.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Dana Claire Coleman and Ronald Coleman Taylor, Trustees
Coleman Taylor Trust dated February 25, 2025
1215 Saxon Drive
Nashville, TN 37215

Responsible Party For Taxes:

Dana Claire Coleman and Ronald Coleman Taylor, Trustees
Coleman Taylor Trust dated February 25, 2025
1215 Saxon Drive
Nashville, TN 37215

Tax Map and Parcel: 145 07 0 030.00

Certificate of Authenticity

I, Trent Linville, 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 2|25|2025.

Date

T Linville

Affiant Signature

2|25|2025

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 25th day of February, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY