QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1269285 DEEDQC
05/06/2025 01:21:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250506-0035359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Gloria L Coleman
Affiant

Subscribed and sworn to before me this 2nd day of May, 2025.

Notary Public
My Commission expires: March 4, 2028
(affix seal)

KRISTAL HALL BOONE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: Boone Law, PLLC, Kristal Hall Boone, 750 Old Hickory Blvd. Bldg. 2, STE 150, Brentwood, TN 37027		
NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP, GROUP & PARCEL NO.:**
Gloria L. Coleman, Trustee of the Coleman Family Trust dated May 2, 2025	Gloria L. Coleman, Trustee of the Coleman Family Trust dated May 2, 2025	149-4 98 2D-40882
2645 Edge-O-Lake Dr.	2645 Edge-O-Lake Dr.	
Nashville, TN 37217	Nashville, TN 37217	

KNOW ALL MEN BY THESE PRESENTS that **Gloria L. Coleman, a widow,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, **Gloria L. Coleman, Trustee of the Coleman Family Trust Dated May 2, 2025**, her heirs and assigns, her entire right, title and interest in and to a certain tract of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 535 on the Plan of Edge-O-Lake Estate, Section 6, as of record in Book 3700, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Larry Coleman and wife Glora L. Coleman, by Warranty Deed from William E. Vaupel and wife Joyce Vaupel, dated October 17, 1986 and recorded October 22, 1986 in Book 7016, Pages 418-420, in said Register's Office for Davidson County, Tennessee. Upon the death of Larry Coleman, title vested in Gloria L. Coleman as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

This is improved property known as: **2645 Edge-O-Lake Drive, Nashville, TN 37217.**

WITNESS my hand this 2nd day of May, 2025.

Gloria L. Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainer, **Gloria L. Coleman**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 2nd day of May, 2025.

Notary Public

My Commission expires: March 4, 2028

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON