THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Galbreath Costner, LLC
4520 Mint Hill Village Lane
Suite 205 & 206
Mint Hill, NC 28227

Karen Johnson Davidson County
Batch# 1271770 DEEDQC
05/12/2025 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250512-0037132

WITHOUT TITLE EXAMINATION

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Richard O. Iheme 637 Lemont Drive Nashville, TN 37216	637 Lemont Drive Nashville, TN 37216	05113000300

THIS INDENTURE made this 9 day of MAY, 2025 between, Almond J. Gatewood AKA Almond Iheme, First Party, and Richard O. Iheme, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

See attached Exhibit A Legal Description.

Being the same property conveyed to Richard O. Iheme and Almond J. Gatwood by Randall R. Coffee and wife, Belinda M. Coffee in an instrument dated October 29, 1999 and recorded in Book 11726 at Page 731, Davidson County Register of Deeds Office, Nashville, Tennessee.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

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

Witness my hand and seal this 9 day of May, 2025.

Almond J. Gatewood AKA Almond Iheme

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Almond J. Gatewood AKA Almond Iheme, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 9 day of May, 2025.

Notary Public

My Commission Expires: 1-26-28

HANNAH WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2028

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 9 day of May, 2025

Notary Public

My Commission Expires: 1-26-28

HANNAH WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2028

EXHIBIT A

LEGAL DESCRIPTION

Being Lot No. 186 on the Plan of Gra-Mar Acres, Section 10, of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the following described property:

Being part of Lot No. 186 and part of a Tract marked "Reserved for Future Development" and being shown as Tract 186-A on an unrecorded survey of a Division of said Reserved Tract, made by Barge, Waggoner and Sumner, Inc., Engineers, dated June 26, 1959, said corner being on the easterly margin of Walton Lane; thence South 41 degrees 52 minutes 53 seconds East 430.02 feet along the line between Tract 186-A and 187-A as shown on said unrecorded plan to a point; thence South 44 degrees 06 minutes 55 seconds West 120.40 feet along the southwesterly margin of Briley Parkway to a point; thence North 44 degrees 34 minutes 45 seconds East 330.37 feet along the line between Lots No. 185 & 186, if extended, to a point on the easterly margin of Walton Lane; thence North 8 degrees 41 minutes 56 seconds East, 170.61 feet along the easterly margin of Walton Lane to the point of beginning, and being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from E. G. Woodcock and wife, Mildred Woodcock, of record in Book 4877, page 440, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Randall R. Coffee and wife, Belinda M. Coffee by deed from E. G. Woodcock and wife, Mildred Woodcock, filed of record in Book 6976, page 183, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Danielle Chandler, 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 this 9 day of May, 2025.

Attorney/ Custodian

5/9/25
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hannah West, a Notary Public for this county and state, Danielle Chandler, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 9 day of May, 2025.

Notary Public
My commission expires on: 1-26-28

(seal)

HANNAH WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2028