Karen Johnson Davidson County
Batch # 1276129 DEEDQC
05/21/2025 02 27 20 PM 5 pgs
Fees $27 00 Taxes $0 00
20250521-0040107

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280427716

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 176 01 0A 014.00

QUITCLAIM DEED

THIS DEED made and entered into on this 11th day of October, 20 22, by and between **Martez L. Coleman, and wife, Latashia S. Coleman**, a mailing address of 5140 Singing Hills Drive, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Martez L. Coleman, a married man**, a mailing address of 5140 Singing Hills Drive, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 5140 Singing Hills Drive, Antioch, TN 37013

Being the same property conveyed to Martez L. Coleman and wife, Latashia S. Coleman, from Melad Smith, III and wife, Shonda Smith, in a Warranty Deed dated 03/22/2006 and recorded 04/03/2006 under Instrument Number 20060403-0037031 in the Register's Office of Davidson County, Tennessee

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Martez L. Coleman

Latashia S. Coleman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Martez L. Coleman and Latashia S. Coleman, the within named Grantor, 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 seal, at office in Nashville, TN, this 11th day of October, 2022.

Chelsia Follett
Notary Public
My Commission expires: 07/06/2026

CHELSIA FOLLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Martez Coleman

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 11th day of October, 2022.

Chelsia Follett
Notary Public
My Commission Expires: 07/06/2026

CHELSIA FOLLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

Name and address for person(s) responsible for taxes:

Martez L. Coleman
5140 Singing Hills Drive
Antioch, TN 37013

Name and address of property owner:

Martez L. Coleman
5140 Singing Hills Drive
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF THE ESTATES OF HICKORY WOODS, OF RECORD IN PLAT BOOK 20010412-0036163, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARTEZ L. COLEMAN AND WIFE, LATASHIA S. COLEMAN BY DEED DATED 3/22/2006 AND RECORDED 4/3/2006 IN INSTRUMENT NO. 20060403- 0037031 DAVIDSON COUNTY, TENNESSEE RECORDS.

PARCEL ID NUMBER: 176 01 0A 014.00

PROPERTY COMMONLY KNOWN AS: 5140 SINGING HILLS DRIVE, ANTIOCH, TN 37013

Tennessee Certification of Electronic Document

I, Charles Vance, 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 October 11, 2022 (date of document).

Affiant Signature

10-11-22
Date

STATE OF Tennesse
COUNTY OF Davidson

Sworn to and subscribed before me this 11th day of October, 2022.

Chelsia Follett
Notary's Signature

My Commission Expires: 07/06/2022

NOTARY'S SEAL

