Karen Johnson Davidson County
Batch# 1278320 DEEDQC
05/28/2025 08:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250528-0041658

NAME AND ADDRESS OF NEW OWNER:
Lisa Ann Coleman
401 Bowling Avenue #56
Nashville, Tennessee 37205

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel: 104-13-0A-059.00

**QUITCLAIM DEED**

This instrument made and entered into on this the 27 day of May, 2025, by and between **Lisa Ann Coleman**, Party of the First Part, and **George H. White, Trustee**, Party of the Second Part.

PREMISES:

WHEREAS, William Faulkner Coleman and Lisa Ann Coleman, husband and wife, were the owners in fee simple of that certain parcel of land in Davidson County, Tennessee, known as 401 Bowling Avenue #56, Nashville, Tennessee 37205 (the "Property"); and

WHEREAS, William Faulkner Coleman died testate on August 26, 2023. The Estate of Willaim F. Coleman was opened on September 28, 2023, in the Probate Court of Davidson County, Tennessee (Case No. 23P1883). The Estate of William F. Coleman was closed by Order of the Probate Court entered on January 31, 2025; and

WHEREAS, Lisa Ann Coleman now desires to establish in the public records of Davidson County, Tennessee, title to the Property in her sole name by reconveying the Property and deleting the name of William Faulkner Coleman as an owner of the Property herein described.

W I T N E S S E T H:

That FOR AND IN CONSIDERATION of the Premises and the sum of ONE DOLLAR ($1.00), cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part

hereby quitclaims to Party of the Second Part all of her right, title and interest in and to the following described Property:

> Land in Davidson County, Tennessee, being Building Site No. 59 also known as Unit No. 59 on the Plan of Richmeade Place, Section Four of record in Book 5210, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William Faulkner Coleman and Lisa Ann Coleman, husband and wife, by Warranty Deed from Richa Airee, unmarried, dated 10/23/2020 and recorded 10/26/2020, of record in Instrument 20201026-0123631, Register's Office for Davidson County, Tennessee.
>
> This is an improved property known as: 401 Bowling Avenue #56, Nashville, Tennessee 37205.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.

And now, the undersigned Party of the Second Part for the purpose of carrying out the intent of this conveyance, as above set out, hereby quitclaims to the Party of the First Part, her heirs, successors and assigns, all of his right, title and interest in and to the same Property herein above described and set forth, to which reference is here made, and subject to the same limitations, restrictions and encumbrances as may affect the Property as above set forth.

IN TESTIMONY WHEREOF, the Party of the Second Part has hereunto set his signature, on the day and date first above written.

Lisa Ann Coleman, Party of the First Part

George H. White, Trustee, Party of the Second Part

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

On this the 27 day of May, 2025, before me personally appeared Lisa Ann Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Quitclaim Deed) and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 27 day of May, 2025.

Mary M. Richardson
Notary Public

My Commission expires: 11/28/26

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

On this the _____ day of May, 2025, before me personally appeared George H. White, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Quitclaim Deed) and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 27 day of May, 2025.

Mary M. Richardson
Notary Public

My Commission expires: 11/28/26

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Lisa Ann Coleman
Affiant

Sworn to and subscribed before me this the 27 day of May, 2025.

Mary M. Richardson
Notary Public

My Commission expires: 11/28/26

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

23196

202505280041658

**True Copy Certification**

I, George H. White, 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 May 27, 2025.

Executed this the 27th day of May, 2025.

George A. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal, this the 27th day of May, 2025.

Mary M. Richardson

Notary's Signature

My Commission Expires: 11/28/26

