Prepared By & Return To:
Southern Title, LLC
383 East Main Street. Ste 110
Hendersonville, TN 37075
25-0070

Karen Johnson Davidson County
Batch# 1283800 DEEDWARR
06/10/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250610-0045537

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

M. Claudia Coburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of June, 2025

C. Loy Carney
Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Margaret Claudia Coburn 4125 Coleridge Drive Antioch, TN 37013	ServisFirst Bank 1801 West End Ave, Ste 110 Nashville, TN 37203	162-02-0-104.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Richard Mark Hamelin, II, Trustee of the Norman Edward Hamelin and/or Mary Sue Hamelin Revocable Living Trust dated November 23, 2002

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret Claudia Coburn, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 75 on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 75 fronts 90.0 feet on the Southwesterly margin of Coleridge Drive and extends back between two lines measuring 122.8 feet on the Northwesterly line and 175.1 feet on the Southeasterly line to a line in the rear measuring 84.6 feet thereon.

BEING the same property conveyed to Norman Edward Hamelin and Mary Sue Hamelin, husband and wife, by Quitclaim Deed from Norman Edward Hamelin and Mary Sue Hamelin, as Trustees for The Norman Edward Hamelin and/or Mary Sue Hamelin Revocable Living Trust, said deed dated 2/1/2007 and recorded 3/21/2007 in Instrument No. 20070321-0034132; and being the same property previously conveyed to The Norman Edward Hamelin and/or Mary Sue Hamelin Revocable Living Trust, through Norman Edward Hamelin and Mary Sue Hamelin, Trustees, by Quitclaim Deed from Norman Edward Hamelin and Mary Sue Hamelin, said deed dated 11/23/2002 and recorded 11/27/2002 in Instrument No. 20021127-0147254; and being the same property previously conveyed to Norman E. Hamelin and wife, Mary S. Hamelin, by Warranty Deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin, dated 10/13/1970 and recorded 10/20/1970 in Book 4453, Page 518, in the Register's Office of Davidson County, Tennessee.

The said Mary Sue Hamelin having since predeceased Norman Edward Hamelin. The said Norman Edward Hamelin having since died testate on February 15, 2023 with his Estate being probated under Case No. 23P-781, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised his estate to the Norman Edward Hamelin and/or Mary Sue Hamelin Revocable Living Trust Agreement dated November 23, 2002 with Richard Mark Hamelin, II as Trustee. Pursuant to his Last Will and Testament and Order to Probate filed 11/1/2023 in the

Probate Court for Davidson County, Tennessee, Richard Mark Hamelin II was appointed Executor of the Estate of Norman Edward Hamelin.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4125 Coleridge Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4 day of June, 2025.

Richard Mark Hamelin, II, Trustee of the Norman Edward Hamelin
and/or Mary Sue Hamelin Revocable Living Trust dated November 23, 2002

trustee
Richard Mark Hamelin, II, Trustee

STATE OF ~~TENNESSEE~~ MA Maryland
COUNTY OF ~~SUMNER~~ TN Baltimore

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Richard Mark Hamelin, II**, Trustee of the Norman Edward Hamelin and/or Mary Sue Hamelin Revocable Living Trust dated November 23, 2002 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 4 day of June, 2025.

Joseph Adetola
Notary Public
My Commission Expires: 4/22/29

(Notary Seal)

JOSEPH ADETOLA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 04-22-2029

True Copy Certification

I, **Pam Autry,** 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 the 4 day of June, 2025.

Affiant Signature

Date 6/6/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028