Karen Johnson Davidson County
Batch# 1294583 DEEDQC
07/08/2025 11:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250708-0053587

This Instrument Prepared with
Information Furnished by the Parties
and Return to:
Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before
me this 27 day of June, 2025.

Notary
Commission Expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

**QUITCLAIM DEED**

| **Address of New Owner** | **Send Tax Bills To:** | **Map & Parcel** |
|---|---|---|
| Stephen Michael Coleman, Jr. and<br>Lynn Michelle Coleman<br>2120 Lebanon Pike #117<br>Nashville, TN 37210 | NEW OWNER | Property 1:<br>095-05-0B-037.00-CO |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **LIAM PATRICK COLEMAN, UNMARRIED A 1/3 INTEREST, AND ISABELLA K. COLEMAN, UNMARRIED A 1/6 INTEREST,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **STEPHEN MICHAEL COLEMAN, JR. AND LYNN MICHELE COLEMAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit No. 117 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Luke Ben Wyatt, unmarried by Warranty Deed from York Construction LLC of record in Instrument No. 20030303-0027464 Register's Office for Davidson County, Tennessee, dated February 28, 2003 and recorded on March 3, 2003.

Being the same property conveyed to Stephen Michael Coleman, Jr. and Lynn Michele Colman, husband and wife, and Liam Patrick Coleman, unmarried by Warranty deed from Luke Ben Wyatt, married of record in Instrument No. 20210820-0112695 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on August 20, 2021.

For information purposes only: 2120 Lebanon Pike #117, Nashville, TN 37210

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

(Signature Page Follows)

(Signature Page)

Witness my hand this 27 day of June, 2025.

**Liam Patrick Coleman**

State of Tennessee )
County of Wilson )

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Liam Patrick Coleman**, 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.

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2028

Notary Public
My Commission Expires: 6/3/2029

(Signature Page)

**Isabella K. Coleman**

State of Tennessee )
County of Wilson )

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Isabella K. Coleman**, 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.

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

Notary Public
My Commission Expires: 6/3/2029



202507080053587

# Certificate of Authenticity

I, Joshua A. Terry, 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 6/27/2025.

Affiant Signature – Joshua A. Terry

7/8/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/8/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27