Karen Johnson Davidson County
Batch# 1298440 DEEDQC
07/17/2025 11:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250717-0056483

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Janice Henry Coleman Affiant Subscribed and sworn to before me, this 16th day of July, 2025. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Janice Henry Coleman, Trustee 105 Leake Avenue #82 Nashville, TN 37205	SAME	116-13-0-C 064.00 116-13-0-C 082.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Janice Henry Coleman**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Janice Henry Coleman, Trustee of the Janice Henry Coleman Living Trust, established by the Revocable Trust Agreement of Janice Henry Coleman dated July 16, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 16th day of July, 2025.

Janice Henry Coleman

Janice Henry Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Henry Coleman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of July, 2025.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Alice M Bohannon

Notary Public

EXHIBIT A

Legal Description

Map-Parcel 116-13-0-C 064.00

Land lying Davidson County, Tennessee, more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 64 of the Belle Meade Tower Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed for Belle Meade Tower Condominiums, of record in Book 4469, Page 530, as corrected in Book 4494, Page 489, and as amended in Book 4631, Page 407, in Book 4631, Page 410, in Book 4851, Page 950, in Instrument No. 20000803-0076841, and in Instrument No. 20030725-0104241, in Instrument No. 20120405-0029426, and restated in Instrument No. 20130214-0015134, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4469, Page 549, and as amended in Book 5046, Page 828, in Instrument No. 20000614-0059221, in Instrument No. 20030902-0126376, in Instrument No. 20120405-0029434, and restated in Instrument No. 20130214-0015134, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Revised Plan of Belle Meade Tower Condominium Apartments, of record in Instrument No. 20001020-0104050, revising Book 4175, Page 159, said Register's Office, for a more complete identification and description of such Unit.

PARKING Space No. 58 in the garage attached to the building of Belle Meade Tower is a limited common element for the exclusive use of the co-owner of said apartment.

Being the same property conveyed to Janice Henry Coleman, unmarried, by deed from Martha B. Chapman and Mark W. Chapman, husband and wife, of record as Instrument No. 20240702-0049752 Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Instrument No. 20001020-0104050, revising Plat Book 4175, Page 159, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Belle Meade Tower Condominiums of record in Book 4469, Page 530, corrected in Book 4494, Page 489, and amended in Book 4631, Page 407, Book 4631, Page 410, Book 4851, Page 950, Instrument No. 20000803-0076841, Instrument No. 20030725-0104241, Instrument No. 20120405-0029426, and Restated in Instrument No. 20130214-0015134, and By-Laws appended thereto in Book 4469, Page 549, and amended in Book 5046, Page 828, Instrument No. 20000614-0059221, Instrument No. 20030902- 0126376, Instrument No. 20210405-0029434, and Restated in Instrument 20130214-0015134, and further amended in Instrument No. 20170808-0081199, Instrument No. 20181029-0106810, and Instrument No. 20191002-0100771, said Register's Office. 3) Charter of Belle Meade Tower Condominium Association of record in Instrument No. 20120405-0029415, said Register's Office. 4) Easement

for Sanitary Sewer and/or Storm Drainage of record in Book 3839, Page 983, Book 4790, Page 319, and Book 4925, Page 594, said Register's Office. 5) Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 547, said Register's Office. 6) Easement Agreement of record in Book 3183, Page 201, said Register's Office. 7) Permanent Temporary Easement for the Construction of Bridge and Channel Change of record in Book 4355, Page 696, said Register's Office. 8) Grant of Gas Service Line of Fuel Line Easement of record in Book 6701, Page 203, said Register's Office for Davidson County, Tennessee. 9) Right of Way and Easement to South Central Bell Telephone Company of record in Book 9351, Page 933, said Register's Office. 10) Memorandum of Lease to Bellsouth Mobility, Inc., of record in Book 10468, Page 321, amended in Instrument No. 20200214-0017000, said Register's Office. 11) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140314-0021538, and Instrument No. 20180611-0055678, said Register's Office. 12) Taxes for the current year prorated and assumed by the Grantee.

This is improved property known as 105 Leake Avenue #64, Nashville, TN 37205.

Map-Parcel 116-13-0-C 082.00

Land lying Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.82of Belle Meade Tower along with parking space No. 56 horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Doc. No. 200010200104050, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Janice Henry Coleman and spouse, James Edwin Coleman, by deed from Timothy M. Stewart and Thomas F. Stewart, as Co-Executors of the Last Will and Testament of Sibyl D. Stewart of record as Instrument No. 20040623-0074382, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 200010200104050, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4469, page 530, Book 4494, page 487, Book 4631, page 407,. Book 4631, page 410, Book 4851, page 950, Book 5046, page 828, amended in Doc. No. 200006140059221 and Doc. No. 200307250104241 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

James Edwin Coleman died on September 5, 2022.

This is improved property known as 105 Leake Avenue #82, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 July 16, 2025.

07/17/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of July, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

