QUITCLAIM DEED

Karen Johnson
Batch # 1326244
09/24/2025 10 30 56 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250924-0076171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **$0.00.**

Lawrence E Cole Jr
Affiant

Subscribed and sworn to before me this 10th day of September, 2025

Notary Public Kristal Hall Boone
My Commission expires March 4, 2028
(affix seal)

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY: Boone Law, PLLC, Krıstal Hall Boone, 750 Old Hickory Blvd. Bldg 2, STE 150, Brentwood, TN 37027		
NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP, GROUP & PARCEL NO.:**
Lawrence E Cole, Jr and Delores H. Cole, Trustees of the Cole Family Trust dated September 16, 2025	Lawrence E Cole, Jr and Delores H Cole, Trustees of the Cole Family Trust dated September 16, 2025	081 06 0 402 00
2406 Buchanan St	2406 Buchanan St.	
Nashville, TN 37208	Nashville, TN 37208	

KNOW ALL MEN BY THESE PRESENTS that **Lawrence Edward Cole, Jr.**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, **Lawrence E. Cole, Jr. and Delores H. Cole, Trustees of the Cole Family Trust Dated September 16, 2025**, their heirs and assigns, their entire right, title and interest in and to a certain tract of land in DAVDISON COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being part of Lot no. 17 on the Plan of Nichol Property, as of record in Book 31, page 603, Register's Office for said County, and being Lot No. 4 on the Map showing the subdivision of the Conrad Santi Property, not of record, described according to a survey made thereof by Z. J. Wilkinson, Surveyor, dated October, 1941, as follows: Beginning on the northerly margin of Buchanan Street, 175 feet west of the westerly margin of 24th Avenue, North, the same being the corner of Lots No. 3 and 4 on said unrecorded plan; thence with the line between said two lots, northwardly 150 feet to the southerly line of Lot No. 32 on said unrecorded plan; thence with the same, westwardly 50 feet to the northeast corner of Lot No. 5 on said unrecorded plan; thence with the line between said Lots Nos. 4 and 5, southwardly 150 feet to the northerly margin of Buchanan Street.

Being the same property conveyed to Lawrence Edward Cole, Jr. by Warranty Deed from Mary K. Cole dated April 14, 1980, and recorded April 15, 1980, in Book 5590, Page 793 in said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This quitclaim deed was prepared solely upon information provided by the party and no title examination or research was requested of or conducted by the preparer thereof.

This is improved property known as: **2406 Buchanan Street, Nashville, TN 37208.**

WITNESS my hand this 16th day of September 2025.

Lawrence Edward Cole, Jr.

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 bargainer, **Lawrence Edward Cole, Jr.**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 16th day of September, 2025.

Notary Public

My Commission expires: March 4, 2028

KRISTAL HALL BOONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON