Karen Johnson
Batch # 1327157
09/26/2025 08 24 45 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250926-0076752

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

KATIE AESCHLIMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Deed was prepared based upon information provided by the parties No independent title examination was conducted The preparer makes no representation as to the status of the title or the accuracy of the description

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: **$0.00**.

Felicia Dophy
AFFIANT

Subscribed and sworn to before me, this 23 day of Sept 2025.

Katie Aeschliman
NOTARY PUBLIC
My Commission Expires: May 6, 2029

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jacquelyn F. Coleman-Robinson & Marquenta Neshone Keaton 2602 Brittany Drive Nashville, TN 37206	New Owner	08312017400

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACQUELYN F. COLEMAN-ROBINSON, UNMARRIED** ("Grantor") does hereby quitclaim, transfer and convey unto **JACQUELYN F. COLEMAN-ROBINSON AND MARQUENTA NESHONE KEATON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantees"), their successors and assigns, all of her right, title and interest in certain improved real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Eastland Acres, Section 5, of record in Book 2330, Page 84, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 221 fronts 92.15 feet on the easterly side of Brittany Drive and extends back between lines 258.1 feet on the northerly side and 270.0 feet on the southerly side to a dead line in the rear on which it measures 140.0 feet.

Being the same property conveyed to Jacquelyn F. Coleman-Robinson by Executor's Deed

from Jacquelyn F. Coleman-Robinson, as Executrix of the Estate of Maggie K. Cannon and pursuant to the probated Last Will and Testament of Maggie K. Cannon, of record in Instrument No 20250905-0070903, Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as: **2604 BRITTANY DRIVE, NASHVILLE, TN 37206**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 19 day of September 2025.

JACQUELYN F. COLEMAN-ROBINSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jacquelyn F. Coleman-Robinson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of September 2025

Notary Public
My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027