THIS INSTRUMENT PREPARED BY:

Cameron Coleman
Member of ISG Properties, LLC
1042 Cantwell Place
Spring Hill, TN 37174
ISGPropertiesTN@gmail.com

After Recording Return to:

Cameron Coleman
Member ISG Properties, LLC
240 Riverside Blvd, Apt 4O
New York, NY 10069

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**PARCEL ID:**
ISG Properties, LLC 1042 Cantwell Place Spring Hill, TN 37174	SAME	091-02-4W-067-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CAMERON COLEMAN and KRISTINA B. COLEMAN, wife and husband, and BEVERLY COLEMAN, as tenants in common with right of survivorship** (collectively, the "Grantor"), do hereby quitclaim unto **ISG PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate"); and

The Real Estate being the same real estate conveyed to Grantor by Warranty Deed of record under Deed Reference 20220602-0063687, in the Registrar's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1343121 DEEDQC
11/10/2025 08 30 01 AM 9 pgs
Fees $47 00 Taxes $0 00



20251110-0089159

[Signatures appear on following page]

IN WITNESS WHEREOF, Grantor has caused this instrument of transfer, with actual consideration of $0.00, to be executed as of the 10 day of October, 2025.

GRANTOR:

CAMERON COLEMAN

KRISTINA B COLEMAN

STATE OF NEW YORK)
COUNTY OF Nassau)

Before me, a Notary Public in and for said County and State, personally appeared **CAMERON COLEMAN**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed above and provided to me a document containing personal identification information

WITNESS my hand and official seal at office this 10 day of October, 2025.

EUCARYS S MARTINEZ
Notary Public - State of New York
NO. 01MA6348755
Qualified in Bronx County
My Commission Expires Oct 3, 2028

(SEAL) 10/10/2025

NOTARY PUBLIC
My Commission Expires 10/3/2028

STATE OF NEW YORK)
COUNTY OF Nassau)

Before me, a Notary Public in and for said County and State, personally appeared **KRISTINA B. COLEMAN**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed above and provided to me a document containing personal identification information.

WITNESS my hand and official seal at office this 10 day of October, 2025

EUCARYS S MARTINEZ
Notary Public - State of New York
NO. 01MA6348755
Qualified in Bronx County
My Commission Expires Oct 3, 2028

(SEAL) 10/10/2025

NOTARY PUBLIC
My Commission Expires 10/3/2028

IN WITNESS WHEREOF, Grantor has caused this instrument of transfer, with actual consideration of $0.00, to be executed as of the 13th day of October, 2025.

GRANTOR:

Beverly H Coleman
BEVERLY COLEMAN

STATE OF MISSISSIPPI)
COUNTY OF Hinds)

Before me, a Notary Public in and for said County and State, personally appeared **BEVERLY COLEMAN**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed above and provided to me a document containing personal identification information.

WITNESS my hand and official seal at office this 13th day of October, 2025.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 79395 (SEAL) JULIE B. WALKER Commission Expires Nov. 15, 2025 HINDS COUNTY

Julie B. Walker
NOTARY PUBLIC
My Commission Expires. Nov. 15, 2025

EXHIBIT "A"

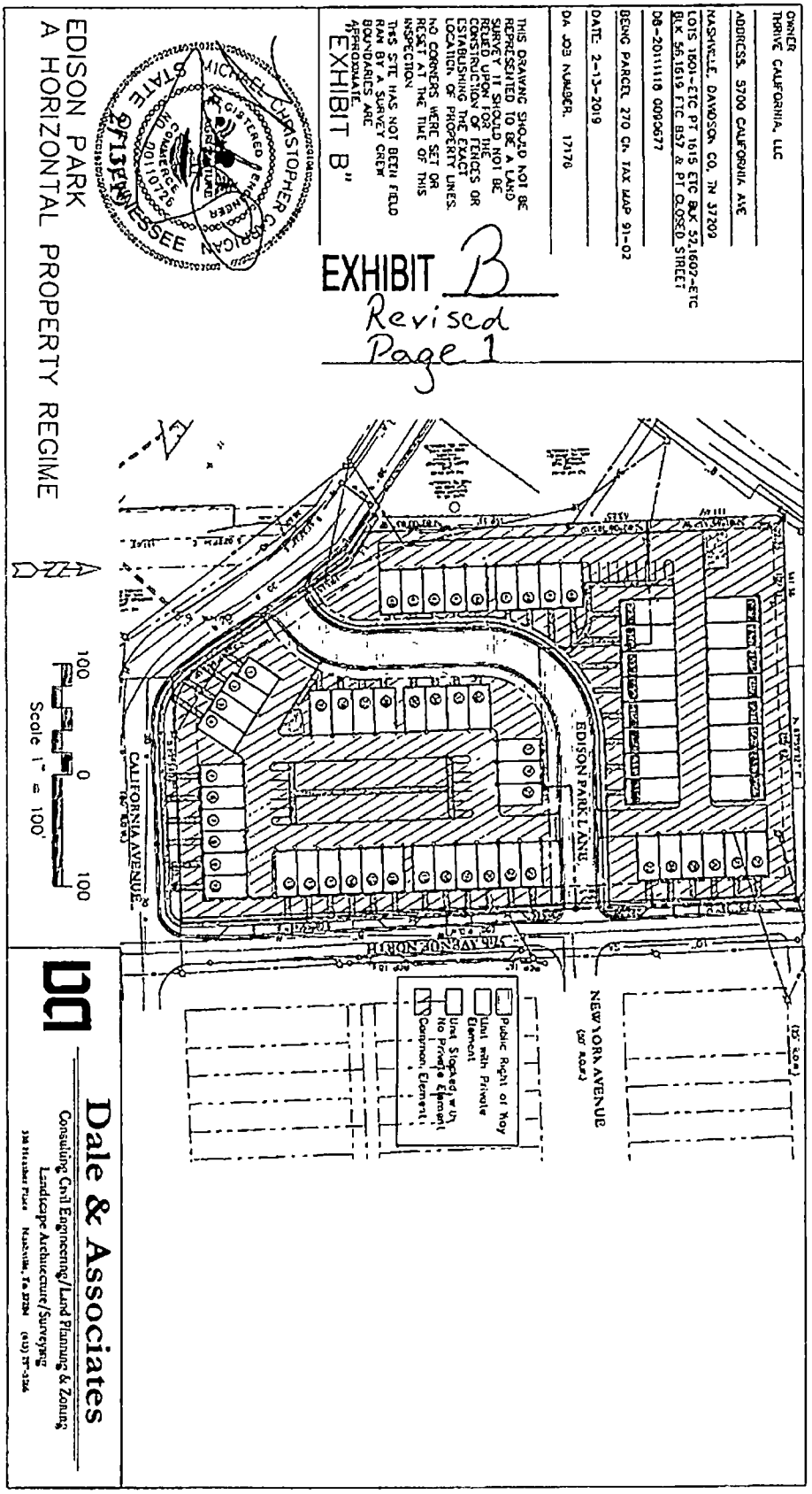
LEGAL DESCRIPTION

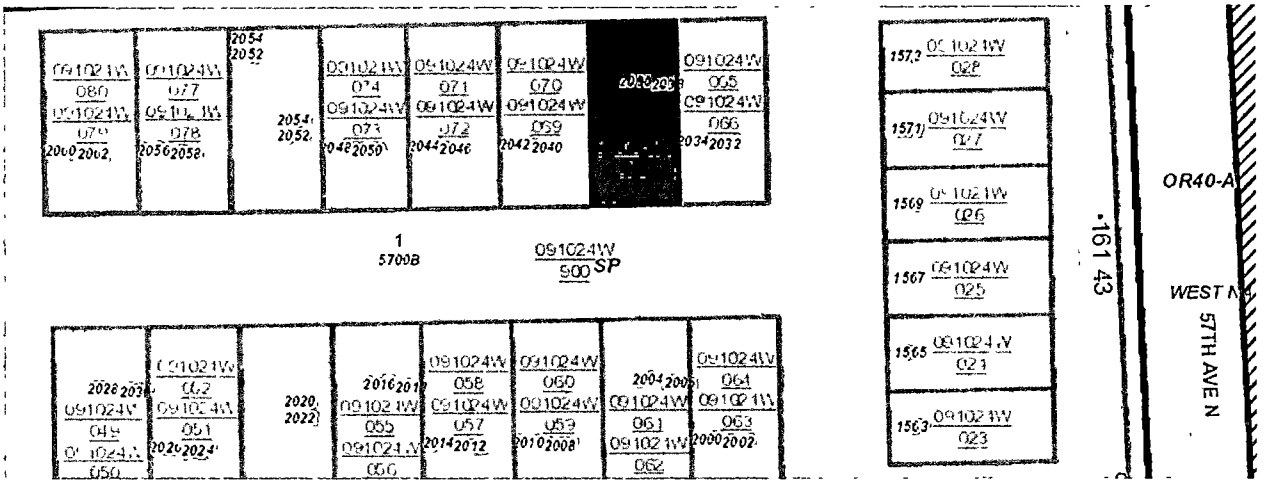
Land in Davidson County, Tennessee, being Unit No. 67, on the Plan of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673, amended in Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Thrive California, LLC, a Delaware limited liability company by Warranty Deed dated 03/14/2019 and recorded 03/15/2019 from Renaissance Stone Cutting, LLC, a Tennessee limited liability company of record in Instrument 20190315-0023913, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thrive California, LLC, a Delaware limited liability company by Quitclaim Deed dated 03/14/2019 and recorded 03/15/2019 from Renaissance Stone Cutting, LLC, a Tennessee limited liability company of record in Instrument 20190315-0023914, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation by Warranty Deed dated 02/12/2020 and recorded 02/14/2020, from Thrive California, LLC, a Delaware limited liability company, of record in Instrument 20200214-0016898, as affected by Scrivener's Affidavit of record in Instrument 20200724-0081425, Register's Office for Davidson County, Tennessee.


OWNER
THRIVE CALIFORNIA, LLC
ADDRESS 5700 CALIFORNIA AVE
NASHVILLE, DAVIDSON CO., TN 37209
LOTS 1601-ETC PT 1615 ETC BLK 57,1607-ETC
BLK 56,1619 ETC 857 & PT CLOSED STREET
08-20111110 0006677
BEING PARCEL 270 ON TAX MAP 91-02
DATE: 2-13-2019
DA JOB NUMBER 17170
THIS DRAWING SHOULD NOT BE REPRESENTED TO BE A LAND SURVEY IT SHOULD NOT BE RELIED UPON FOR THE CONSTRUCTION OF FENCES OR ESTABLISHING THE EXACT LOCATION OF PROPERTY LINES. NO CORNERS WERE SET OR RESET AT THE TIME OF THIS INSPECTION. THIS SITE HAS NOT BEEN FIELD RAN BY A SURVEY CREW. BOUNDARIES ARE APPROXIMATE
"EXHIBIT B"
EXHIBIT B
Revised
Page 1
EDISON PARK
A HORIZONTAL PROPERTY REGIME
Scale 1" = 100'
100
0
100
EDISON PARK LANE
CALIFORNIA AVENUE
HURON AVENUE NORTH
NEW YORK AVENUE
Public Right of Way
Unit with Private Element
Unit Stacked with No Private Element
Common Element
Dale & Associates
Consulting Civil Engineering/Land Planning & Zoning
Landscape Architecture/Surveying


091024W 080
091024W 079
2060 2062
091024W 077
091024W 078
2056 2058
2054 2052
2054 2052
091024W 074
091024W 073
2048 2050
091024W 071
091024W 072
2044 2046
091024W 070
091024W 069
2042 2040
091024W 065
091024W 066
2034 2032
1
5700B
091024W
900 SP
2028 2030
091024W 049
091024W 050
091024W 062
091024W 051
2020 2024
2020 2022
2016 2018
091024W 055
091024W 056
091024W 058
091024W 057
2014 2012
091024W 060
091024W 059
2010 2008
2004 2006
091024W 061
091024W 062
091024W 064
091024W 063
2000 2002
1573 091024W 028
1571 091024W 027
1569 091024W 026
1567 091024W 025
1565 091024W 024
1563 091024W 023
161 43
OR40-A
WEST N
57TH AVE N

WARRANTY DEED

Karen Johnson Davidson County
Batch# 866305 DEEDWARR
06/02/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,363.41
20220602-0063687

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,490 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2022

Notary Public

MY COMMISSION EXPIRES 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No . ST22-040746SF

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NO (S)
Cameron Coleman and Kristina B. Coleman and Beverly Coleman	Evansville Teachers Federal Credit Union	
(NAME) 2038 Edison Park Lane	(NAME) PO Box 5129	091-02-4W-067-00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Evansville, IN 47716	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-EIGHT THOUSAND FOUR HUNDRED NINETY AND NO/100 DOLLARS ($368,490 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KRISTINA B. COLEMAN AND CAMERON COLEMAN, WIFE AND HUSBAND, AND BEVERLY COLEMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 Unit No 67, on the Plan of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673, amended in Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Toll Southeast LP Company, Inc , a Delaware corporation by Warranty Deed dated 02/12/2020 and recorded 02/14/2020, from Thrive California, LLC, a Delaware

limited liability company, of record in Instrument 20200214-0016898, as affected by Scrivener's Affidavit of record in Instrument 20200724-0081425, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

unimproved ☐
This is improved ☒ property, known as 2038 Edison Park Lane, Nashville, TN 37209
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this the 18th day of May, 2022

Toll Southeast LP Company, Inc , a Delaware corporation

BY: _____
Dan Scarborough
Authorized Agent

STATE OF Tennessee
COUNTY OF Williamson

On this the 18th day of May, 2022, before me personally appeared Dan Scarborough, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Toll Southeast LP Company, Inc., a Delaware corporation, the within named bargainor, a corporation, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of May, 2022

_____
Notary Public

My Commission Expires. 05-05-2025

(SEAL)

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 5-18, 2022.

Affiant
Date: May 27, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of May 2022.

Notary Public

My Commission Expires: 11/15/2025

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY