EXECUTOR'S DEED

Karen Johnson
Batch # 1346243
11/14/2025 08 37 03 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251114-0090756

STATE OF TENNESSEE
DAVIDSON COUNTY
The actual consideration or value, whichever is greater for this transfer is $0 00

Barbara Coleman

Barbara Coleman, Affiant State of Florida County of Hillsborough
Sworn to (or affirmed) and subscribed before me by means of online notarization,
Subscribed and sworn to before me this 7th day of November, 2025 this 11/07/2025 by Barbara Coleman
__ Personally Known OR ✓ Produced Identification
Type of Identification Produced DRIVER LICENSE

JEAN E SEIDE
Notary Public - State of Florida
Commission # HH 652034
Expires on March 16 2029

Notary Public Jean E Seide

My Commission Expires 03/16/2029

Notarized remotely online using communication technology via Proof

NEW OWNER'S ADDRESS	SEND TAX BILL TO	MAP-PARCEL NO.	LEGAL REFERENCE NO.
Barbara Coleman 404 Edencrest Ct. Antioch, TN 37013	Barbara Coleman 404 Edencrest Ct. Antioch, TN 37013	149 15 0A 044.00	20020904-0106689

This instrument prepared by Hairston & Associates, Attorneys at Law, 615 Main St., Suite 106, Nashville, TN 37206 Prepared from information furnished by the parties hereto without the benefit of a title examination

For and in consideration of the sum of Zero Dollars, I, Barbara Coleman, Executor of the Estate of Brenda Coleman, by these presents do hereby quitclaim and convey any and all interest said estate may have and all interest in the improved real property in Davidson County, Tennessee commonly known as 404 Edencrest Court, Antioch, TN 37013 to Barbara Coleman. Said real property is further described as follows:

BEING Lot No 37, on the Plan of Section Two, Cambridge Forest, of record in Plat Book 9700, Page 672 and 673, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description

BEING the same property conveyed to Peterz M Coleman and wife, Brenda J Coleman by Warranty Deed of record Instrument No 20020904-0106689, Register's Office, Davidson County, Tennessee

Brenda Coleman died on June 20, 2025 Her Last Will and Testament has been duly admitted to probate in the Probate Court for Davidson County, Tennessee, Docket No. 25P1614 This conveyance is being made to convey any interest of the Estate of Brenda Coleman in the subject real property to her devisee under the Will. Brenda Coleman as directed in on pages four and five of the Last Will and Testament of Brenda Coleman which provides that upon "[her] death, title to any real property passing under this Will shall vest in my personal representative in his fiduciary capacity and shall remain so vested until my personal representative

distributes or sells that property, at which time title shall vest in the distribute or purchaser." Further, Brenda Coleman as directed in on page one of the Last Will and Testament of Brenda Coleman which provides that all residuary property, real or persona, wherever located, shall be distributed to Brenda Coleman

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

IN WITNESS WHEREOF, the Grantor has caused this Executor's Deed to be executed this 7th day of November, 2025.

By: Barbara Coleman
BARBARA COLEMAN, EXECUTOR
ESTATE OF BRENDA COLEMAN

STATE OF Florida

COUNTY OF Hillsborough

This foregoing instrument was acknowledged before me by means of online notarization,

Before me, a notary public of the state and county mentioned above, personally appeared Barbara Coleman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executor of the Estate of Brenda Coleman and as such Executor acknowledged that she is authorized to execute the foregoing deed on behalf of the Estate of Brenda Coleman the within named bargainor, an estate, and that she as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate by herself as Executor.

Witness my hand and seal, at office in this 7th day of November, 2025.

NOTARY PUBLIC · STATE OF FLORIDA ·
JEAN E SEIDE
Notary Public - State of Florida
Commission # HH 652034
Expires on March 16, 2029

Notary Public Jean E Seide
___ Personally Known OR ✓ Produced Identification
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My Commission Expires: 03/16/2029

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Certificate of Authenticity

I, Danielle M. Beaty, 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 November 11, 2025.

Date

Danielle Beaty

Affiant Signature

11/11/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of November, 20 25.

Valeria Montanez

Notary's Signature

My Commission Expires: 1/22/2029

Date

Notary's Seal (if on paper)

