THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Sandra Trogden Coleman SANDRA TROGDEN COLEMAN, AFFIANT Subscribed and sworn to before me, this 6th day of November 2025. Laura Yates NOTARY PUBLIC My Commission Expires: 7-3-2028

Karen Johnson
Batch # 1347041
11/17/2025 02 00 22 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251117-0091438

LAURA YATES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/03/2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SANDRA TROGDEN COLEMAN 4105 Longfellow Drive Nashville, TN 37214	New Owner	Map and Parcel No.: 062-02-0B-022.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Charles S. Coleman and Sandra Trogden Coleman, formerly known as Sandra G. Jackson, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Sandra Trogden Coleman, her successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4105 Longfellow Drive, Nashville, TN 37214, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 86, on the Final Plat, Abbington Park, Phase One-Section One, as shown by plat appearing of record in Instrument No. 20030328-0041019, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sandra G. Jackson, an unmarried woman, and Charles S. Coleman, and unmarried man, from Kevin S. Bryant and Lori Bryant, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20110622-0047935.

Sandra G. Jackson and Sandra Trogden Coleman being one and the same person.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 6 day of NOVEMBER 2025.

Stephen Coleman
Charles S. Coleman, Grantor

Sandra Trogden Coleman
Sandra Trogden Coleman, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Charles S. Coleman**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of NOVEMBER 2025.

Jessica Ann Clegg
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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Sandra Trogden Coleman**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of November 2025.

Laura Yates
Notary Public

My Commission Expires: 7-3-2028

