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 3rd day of December 2025.

Laura Yates
NOTARY PUBLIC

My Commission Expires: 7-3-2028

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

Karen Johnson Davidson County
Batch # 1355946 DEEDQC
12/10/2025 09 49 56 AM 2 pgs
Fees $12 00 Taxes $0 00
20251210-0098095

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SANDRA TROGDEN COLEMAN, TRUSTEE 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, I, Sandra Trogden Coleman, formerly known as Sandra G. Jackson, ("Grantor") do hereby quitclaim, transfer and convey unto Sandra Trogden Coleman, Trustee of the Sandra Trogden Coleman Revocable Trust, created September 24, 2025, its successors and assigns, all of my 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 Trogden Coleman from Charles S. Coleman by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20251117-0091438.

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 3rd day of December 2025.

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 **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 3rd day of December 2025.

Laura Yates

Notary Public

My Commission Expires: 7-3-2028

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