AFTER RECORDING RETURN TO:
Heritage Financial -Estate Plan
418 Lenox Place
Goodlettsville, TN 37072
File No. 59191

Karen Johnson Davidson County
Batch# 1395096 DEEDQC
03/19/2026 11:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260319-0021954

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 048 00 0 036.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 30th day of April, 2025, by and between **Marie Coleman, individually and as surviving spouse of John Daniel Coleman, deceased,** residing at 4978 Clarksville Highway, Nashville, TN 37189, hereinafter referred to as Grantor(s) and **Marie L. Coleman, Trustee of The Marie Lokey Coleman Revocable Living Trust,** residing at 4978 Clarksville Highway, Nashville, TN 37189, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 4978 Clarksville Highway, Nashville, TN 37189

Being the same property conveyed to the Grantor(s) in a Deed recorded on 09/20/2019 under Instrument No. 20190920-0095595 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Marie L. Coleman

Marie Coleman

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Marie Coleman** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in ~~Cheatham~~ Davidson County, this 30th day of April 2025.

Dixie J Matl

Notary Public

My Commission expires: March 08, 2028

DIXIE J. MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Marie L. Coleman

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Subscribed and sworn to before me this 30th day of April 2025.

Notary Public

My Commission Expires: March 08, 2028

DIXIE J. MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Marie L. Coleman, Trustee of The Marie Lokey Coleman Revocable Living Trust
4978 Clarksville Highway
Nashville, TN 37189

Name and address of property owner:

Marie L. Coleman, Trustee of The Marie Lokey Coleman Revocable Living Trust
4978 Clarksville Highway
Nashville, TN 37189

Tennessee Certification of Electronic Document

I, Marie L. Coleman, 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 April 30, 2025 (date of document).

Marie L. Coleman
Affiant Signature

April 30, 2025

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 30 day of April, 2025.

Dixie J. Mati
Notary Public
My Commission Expires: 3/08/2028

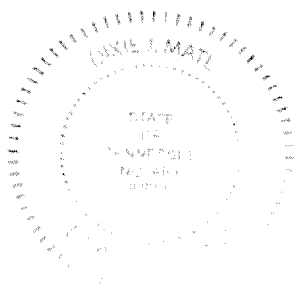


EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 20051024, PAGE 0128122, ID# 0480003600, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY. A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY C.J. CARNEY, SURVEYOR, NOV. 20,1957 AS FOLLOWS:

BEGINNING IN THE NORTHEASTERLY MARGIN OF CLARKSVILLE HIGHWAY AT A POINT 276 FEET NORTHWEST OF THE SOUTHWEST CORNER OF AN ORIGINAL 13.54 ACRE TRACT OF LAND CONVEYED TO W. J. LOKEY & WIFE, DOROTHY K. LOKEY BY DEED FROM A. BASIL GRAVES OF RECORD IN BOOK 1557, PAGE 348, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THENORTHEASTERLY MARGIN OF CLARKSVILLE HIGHWAY NORTH 42 DEG. WEST 280 FEET TO THE SOUTHEAST CORNER OF GEORGE BURTON 2.24 ACRE TRACT; THENCE WITH THE SOUTHEAST LINE NORTH 37 DEG. 45 MIN EAST 670 FEET TO THE SOUTH LINE OF JACK BURTON PROPERTY; THENCE WITH HIS SOUTH LINE NORTH 76 DEG. 30 MIN EAST 70 FEET TO AN IRON PIN; THENCE NORTH 49 DEG. 30 MIN EAST 311.2 FEET TO A STAKE; THENCE NORTH 71 DEG. 30 MIN EAST 260 FEET TO A PIN IN GRAVES' WEST LINE; SOUTH 3 DEG. 45 MIN WEST 569.6 FEET TO A PIN IN THE NORTHEAST CORNER OF MRS. DOROTHY MOONEYHAN'S 5.12 ACRE TRACT OF LAND; THENCE WITH HER NORTH LINE NORTH 5 DEG. 30 MIN WEST 275 FEET TO A PIN IN HER NORTHWEST CORNER; THENCE WITH HER NORTHWESTERLY LINE SOUTH 39 DEG. 30 MIN WEST 802 FEET TO THE NORTHEASTERLY MARGIN OF CLARKSVILLE HIGHWAY, THE POINT OF BEGINNING, CONTAINING 8.20 ACRES, MORE OR LESS.

APN 048 00 0 036.00

Property commonly known as: 4978 Clarksville Highway, Nashville, TN 37189