Karen Johnson Davidson County
Batch# 1397337 DEEDQC
03/25/2026 10:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260325-0023635

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Curtis Andrew Coleman and Melanie Annette Coleman, Co-Trustees of The Cobalt Trust Agreement dated March 24, 2026	SAME	144 15 0 049.00
2017 Stonehurst Drive		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **CURTIS A. COLEMAN and wife, MELANIE ANNETTE COLEMAN**, do hereby convey to **CURTIS ANDREW COLEMAN and MELANIE ANNETTE COLEMAN, Co-Trustees of THE COBALT FAMILY TRUST AGREEMENT DATED MARCH 24, 2026**, all of our right, title and interest in the following described tracts or parcels of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 415, HILLSBORO PARK, SECTION IV, as shown on plat of record in Plat Book 2331, Page 142, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Curtis A. Coleman and Wife, Melanie Annette Coleman, from Raul J. Guzman and wife, Mary Beth R. Guzman, by Warranty Deed dated November 9, 2012, of record in Instrument No. 20121115-0105499 in the Register's Office for Davidson County, Tennessee.

Curtis A. Coleman and Curtis Andrew Coleman are one and the same person.

This is improved property known as 2017 Stonehurst Drive, Nashville, TN 37215.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, we have hereunto set our hands on this 24th day of March, 2026.

CURTIS ANDREW COLEMAN

MELANIE ANNETTE COLEMAN

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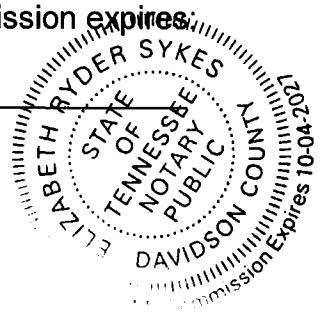
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CURTIS ANDREW COLEMAN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this 24th day of March, 2026.

Notary Public

My Commission expires:



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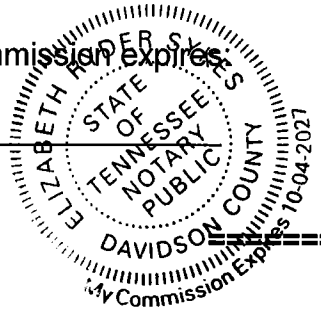
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELANIE ANNETTE COLEMAN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this 24th day of March, 2026.

Elizabeth Ryder Sykes
Notary Public

My Commission expires:



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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Melanie Annette Coleman
Affiant

Sworn to and subscribed before me this
24th day of March, 2026.

Elizabeth Ryder Sykes
Notary Public

My Commission expires:



CERTIFICATE OF AUTHENTICITY

I, Katherine Garro McCain, do hereby make oath that I am a licensed attorney and/or the custodian or 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 March 24, 2026.

March 25, 2026

Katherine Garro McCain

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of March, 2026.

Notary Public

My commission expires:
1/24/2028

