Karen Johnson Davidson County
Batch# 1397337 DEEDQC
03/25/2026 10:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260325-0023636

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	161 16 0A 071.00
2017 Stonehurst Drive		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **MELANIE COLEMAN** and **CURTIS COLEMAN**, wife and husband, 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 50% right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 71 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051207-0147464; Instrument No. 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melanie Coleman and Coleman, wife and husband, and Edward A. Sloan, Jr., an unmarried man, from Beazer Homes Corp., a Tennessee Corporation, by Warranty Deed dated August 18, 2006, of record in Instrument No. 20060825-0105382, Register's Office for Davidson County, Tennessee.

Melanie Coleman and Melanie Annette Coleman are one and the same person.

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

Effective as of the date of this Quitclaim Deed, **CURTIS ANDREW COLEMAN AND MELANIE ANNETTE COLEMAN, CO-TRUSTEES OF THE COBALT FAMILY TRUST AGREEMENT DATED MARCH 24, 2026**, own a 50% interest in this property and Edward A. Sloan, Jr. owns the remaining 50% interest in such property.

This is improved property known as 428 Shadow Glen Drive (previously known as 5845 Nolensville Pike #428), Nashville, TN 37211.

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.

MELANIE COLEMAN

CURTIS 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, **MELANIE 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.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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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 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.

Elizabeth Ryder Sykes
Notary Public

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

My Commission expires:

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Melanie Coleman
Affiant

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

Elizabeth Ryder Sykes
Notary Public

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

My commission expires:

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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

