Karen Johnson Davidson County
Batch# 1406353 DEEDQC
04/16/2026 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260416-0031385

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Cynthia Lynne Coleman, Affiant

Subscribed and sworn to before me this 16th day of April 2026.

Notary Public
My Commission Expires: 1/24/2028

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Cynthia L. Coleman, Trustee 3515 Golf Street Nashville, TN 37216	Same	072-03-0-249.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Cynthia Lynne Coleman,** an unmarried woman, the "**Grantor**", does hereby convey and quitclaim unto **Cynthia L. Coleman, Trustee of the Cynthia L. Coleman Revocable Trust dated April 16, 2026**, a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 16th day of April 2026.

Cynthia Lynne Coleman

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Madison Botsch, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Cynthia Lynne Coleman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 16th day of April 2026.



Notary Public

My Commission Expires: 1/24/2028

EXHIBIT A

BEING Lot No. 15 and the Southerly 30 feet of Lot No. 14 on the Plan of a revised Subdivision of Lot Numbers 3 and 4 of the East Nashville Golf Club Property of record in Book 547, Page 138, Register's Office of Davidson County, Tennessee. Said Lots No. 15 and the 30 feet of Lot No. 14 front together 90 feet on the Northwesterly margin of Golf Street, formerly Golf Club Road and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Cynthia Lynne Coleman, unmarried woman, by Warranty Deed from Samuel D. Nokovich and Starla P. Nokovich, husband and wife, of record in Instrument No. 20190114-0003451, dated January 10, 2019, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 3515 Golf Street, Nashville, Tennessee 37216.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, **Ally M. Hicks**, 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 16, 2026. (date of document).

Affiant Signature

April 16, 2026

Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 16th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

