Karen Johnson Davidson County
Batch# 1475537 DEEDQC
09/21/2026 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260921-0087585

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Katherine Allen Coleman Revocable Trust 3612 Pierside Drive Hermitage, TN 37076	Same	086 09 0 012.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Katherine Coleman, f/k/a Katherine Hodges, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Katherine Allen Coleman, as Trustee of the Katherine Allen Coleman Revocable Trust u/d/a January 12, 2023, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section Three, Lakeside Woods Estates of record in Plat Book 7900, Page (s) 218 through 220, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Evelyn Coleman, an unmarried woman, David Hodges and Katherine Hodges, husband and wife, jointly with right of survivorship, from Evelyn Coleman, an unmarried woman, by Quitclaim Deed of record in Instrument No. 20200929-0111817, dated September 21, 2020, and recorded September 29, 2020, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 21st day of September, 2026.

Affiant _____

Notary Public _____ My Commission Expires: 03/05/2030

This is improved property known as 3612 Pierside Drive, Hermitage, TN 37076.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 21st day of September, 2026.

_____
Katherine Coleman, Grantor
(f/k/a Katherine Hodges)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Coleman (f/k/a Katherine Hodges), Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 21st day of September, 2026.

_____
Notary Public

My Commission Expires:
03/05/2030

Certificate of Authenticity

I, R. Whitney Boyd, 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 September 21, 2026.

Date: 09/21/2026

R. Whitney Boyd

BRANDY L. COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 14, 2030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on September 21, 2026.

Notary Public: Brandy L. Coleman

My Commission Expires: