THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 544788 DEEDQC 6
01/04/2021 03:19:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210104-0000897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

ASHLEIGH SUAREZ, AFFIANT

Subscribed and sworn to before me, this 22nd day of December 2020.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LINDSAY NORFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ASHLEIGH SUAREZ, TRUSTEE 1107 Ridgeview Drive Nashville, TN 37220	New Owner	Map and Parcel No.: 145 08 0 002 00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Ashleigh Suarez, ("Grantor") do hereby quitclaim, transfer and convey unto Ashleigh Marie Suarez, Trustee of the Ashleigh Marie Suarez Revocable Trust, created November 4, 2019, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1107 Ridgeview Drive, Nashville, TN 37220, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Lealand Manor, Third Addition, a part of the Overton Lea Estates described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southerly margin of Ridgeview Drive, at the corner of Lots Nos. 13 and 14, said beginning point being the northwest corner of the property conveyed to Raymond A. Perry and wife, by deed from Laura Lea Robertson of record in Book 1357, page 497, Register's Office for said County; thence with the line between said lots, southwardly 407.4 feet to the southeast corner of Lot No. 14; thence with the southerly line of said lot, westerly 150.86 feet to the corner of Lots Nos. 14 and 15; thence with the line between said lots, northerly with the line between said lots, northwardly 411.6 feet to the southerly margin of Ridgeview Drive, thence with the southerly margin of said drive, eastwardly 200 feet to the beginning.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 1081, page 643, Book 1733, page 308 and Book 2014, page 572, Register's Office for Davidson County, Tennessee.
2. Easement for the City of Nashville of record in Book 1781, page 204, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashleigh Suarez from Sarah H. Patterson by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20200515-0050966.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 22nd day of December 2020.

Ashleigh Suarez, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Ashleigh Suarez**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of December 2020.

Notary Public

My Commission Expires: 03/26/2024

LINDSAY NORFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY