QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Jan, 2022

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

Y-TC-21-0

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brett Leehans and Kimberly Leehans	**New Owner**	
(NAME)	(NAME)	**140-00-0-001.00**
7432 Harness Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN PRITCHARD, EXECUTOR OF THE ESTATE OF DAVID PRITCHARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRETT LEEHANS AND KIMBERLY LEEHANS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a parcel of land located in the Second Civil District, Twenty-Third Councilmanic District, Nashville, Davidson County, Tennessee, said parcel being located in the Northwest corner of the intersection of Interstate 40 and McCrory Lane, being more particularly described as follows:

Beginning at a point, said point being a concrete right-of-way marker at the intersection of the right-of-way lines of Interstate 40 and McCrory Lane; Thence, along the Interstate 40 right-of-way, South 89 degrees 09 minutes 48 seconds West 189.01 feet to an iron pin; Thence, leaving the right-of-way and bounded by the McDermott/Biltmore, Inc., Tract Seven as recorded in Book 6845, page 425, R.O.D.C., North 10 degrees 44 minutes 21 seconds West 315.94 feet to an iron pin in the Western right-of- way line of McCrory Lane; Thence, along the Western right-of-way line of McCrory Lane, South 38 degrees 51 minutes 29 seconds East 395.07 feet to the point of beginning. Containing 29,413 square feet or 0.68 acres, more or less.

Being the same property conveyed to David Pritchard by Final Decree Confirming Sale from Nashville Biltmore, L.P of record in Instrument No. 20170308-0022981 Register's Office for Davidson County, Tennessee, dated February 09, 2017 and recorded on March 08, 2017.

Said David Pritchard became deceased on September 19, 2018, leaving Last Will and Testament filed for Probate in Docket No. 18P1830 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Susan Pritchard is named Executor of the Estate of David Pritchard, deceased.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **Improved** property known as: **0 McCrory Lane, Nashville, Tennessee 37221**.

Karen Johnson Davidson County
Batch# 796586 **DEEDQC**
01/28/2022 10:25:17 AM 2 pgs
Fees: $13.00 Taxes: $85.10

20220128-0010344

Witness my/our hand(s) this the 20 day of Jan, 2022.

The Estate of David Pritchard

BY: Susan Pritchard
Susan Pritchard
Executor

STATE OF PA
COUNTY OF COLUMBIA.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN PRITCHARD, EXECUTOR of the THE ESTATE OF DAVID PRITCHARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of January, 2022.

Notary Public
My Commission Expires: 8/18/22
(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212
615-383-2903

Commonwealth of Pennsylvania - Notary Seal
Eileen Cizewski, Notary Public
Columbia County
My commission expires August 18, 2022
Commission number 1226924
Member, Pennsylvania Association of Notaries