Karen Johnson Davidson County
Batch# 812880 DEEDQC
03/01/2022 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220301-0022985

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
John A. Leonard, Trustee, et. al John A. Leonard Trust 3641 Richland Avenue Nashville, TN 37205	John A. Leonard 3641 Richland Ave. Nashville, TN 37205	104 09 0 287.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, John Leonard and Cynthia Cicon, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to (i) John A. Leonard, Trustee, and his successors in Trust of the John A. Leonard Trust dated May 3, 2021, as to an undivided fifty percent (50%) tenant in common interest and (ii) Cynthia E. Cicon, Trustee, and her successors in Trust of the Cynthia E. Cicon Trust dated May 3, 2021, as to an undivided fifty percent (50%) tenant in common interest (the "Grantees"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Re-subdivision of Lots 2 & 3 Welch Property, Section 1 & of Lot 4 Richland Hall, Sect of record in Plat at Instrument No. 20160824-0088374, 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 John Leonard and Cynthia Cicon, husband and wife, by Warranty Deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, of record at Instrument No. 20171221-0130091, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3641 Richland Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is the vest title in the property in the names of John A. Leonard, Trustee, and his successors in Trust of the John A. Leonard Trust dated May 3, 2021, and Cynthia E. Cicon, Trustee, and her successors in Trust of the Cynthia E. Cicon Trust dated May 3, 2021, as equal tenants in common.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 11 day of February, 2022.

John Leonard, Grantor

Cynthia Cicon, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared John Leonard, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 11 day of February 2022.

Notary Public

My Commission Expires: 10/26/25

CYNTHIA MYERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 26, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Cynthia Cicon, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 11 day of February, 2022.

Notary Public

My Commission Expires: 10/26/25

CYNTHIA MYERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 26, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me this 17th day of February, 2022.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 2/11/22 (date of document).

Carolyn S. Wenzel

2/17/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of February, 2022.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

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