Karen Johnson Davidson County
Batch# 841302 DEEDQC
04/18/2022 01:11:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220418-0044306

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 14 day of April, 2022.

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24

Address New Owners as Follows:
Leatherwood Management Group LLC
PO Box 158694
Nashville, TN 37215

Send Tax Bills To: New Owner

Map-Parcel: 118-04-0-0095.00; 133-06-0-094.00; 118-04-0-304.00; 119-11-0-063.00 & 133-07-0-071.00;

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Joshua Fykes and Tiffany Fykes, husband and wife,** GRANTOR, hereby quitclaims and conveys all of their undivided right, title and interest to the hereinafter described property to **Leatherwood Management Group LLC, a Tennessee limited liability company,** GRANTEE. Said property conveyed herein is described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 14 day of April, 2022.

GRANTOR:

Joshua Fykes

Tiffany Fykes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Joshua Fykes and Tiffany Fykes**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 14 day of April, 2022.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24

Exhibit A

Tract I (Map/Parcel 118-04-0-0095.00):
Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Two, Hurdwood Heights of record in Plat Book 2330, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract I being the same property conveyed to Joshua Fykes and Tiffany Fykes, husband and wife by Warranty Deed from Jackie Winston Fults and Billy Wayne Fults, of record in Instrument No. 20140730-0068029, Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on July 30, 2014.

Tract I being also known as 536 Fairlane Drive, Nashville, Tennessee 37211.

Tract II (Map/Parcel 133-06-0-094.00):
Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Shady Park Subdivision, shown on plat of record in Plat Book 2330, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II being the same property conveyed to Joshua Fykes and Tiffany Fykes, married by Warranty Deed from the Secretary of Veterans Affairs, an office of the United States of America, of record in Instrument No. 20110603-0042516, Register's Office for Davidson County, Tennessee, dated April 27, 2011 and recorded on June 3, 2011.

Tract II being also known as 3615 Floral Drive, Nashville, Tennessee 37211.

Tract III (Map/Parcel 118-04-0-304.00):
Land in Davidson County, Tennessee, being Lot No. 338 on the Plan of Grandview Heights, as recorded in Book 161, Pages 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract III being the same property conveyed to Joshua Fykes and wife, Tiffany Fykes, by Warranty Deed from the MTLC Properties, LLC, of record in Instrument No. 20131125-0121022, Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 25, 2013.

Tract III being also known as 2240 Kline Avenue, Nashville, Tennessee 37210.

Tract IV (Map/Parcel 119-11-0-063.00):
Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Mashburn Heights of record in Plat Book 1835, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 75 fronts 78 feet on the Southerly side of Live Oak Road, and runs back between lines, 162.6 feet on the West line and 187.1 feet on the East line, to a dead line in the rear, which is a broken line, on which it measures 104 feet.

Being the same property conveyed to Joshua Fykes and Tiffany Fykes, husband and wife by Warranty Deed from Judy D. Frazier, a married woman, of record in Instrument No. 20170630-0066270, Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on June 30, 2017.

Tract IV being also known as 2612 Live Oak Road, Nashville, Tennessee 37210.

Tract V (Map/Parcel 133-07-0-071.00)
Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Norma Heights, as shown by plat of record in Plat Book 1835, Page 36, 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 Joshua Fykes and Tiffany Fykes, husband and wife, by Warranty Deed from Brooke N. Bernard Yamini, married, of record in Instrument No. 20140819-0075150, Register's Office for Davidson County, Tennessee, dated August 8, 2014 and recorded on August 19, 2014.

Tract V being also known as 3712 Norma Drive, Nashville, Tennessee 37211.