Karen Johnson Davidson County
Batch# 952335 DEEDQC
12/16/2022 09:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221216-0130262

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TEN COUNTY OF D. The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2022. Notary Public My Commission Expires: RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Leonard Family Revocable Living Trust 1909 Oakhampton Pl Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104-03-5.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **110 28th Avenue North, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **John J. Leonard and Pamela D. Leonard, Co-Trustees, Leonard Family Revocable Living Trust Agreement dated December 14, 2022**, its heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 8, George Shield's Subdivision, as shown on plat of record in Plat Book 57, Page 51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to 110 28th Avenue North, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bobby L. Lynn and Wife, Bonnie M. Lynn, dated February 23, 2015 and recorded on February 24, 2015 in Instrument No. 20150224-0015735, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **110 28th Ave North, Nashville, TN 37203.**

Grantor covenants that it is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions

and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15TH day of December, 2022.

110 28th Avenue North, LLC

By: **John Leonard, member**

By: **Pamela Leonard, member**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared **John Leonard and Pamela Leonard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole members (or other officer authorized to execute the instrument) of **110 28th Avenue North, LLC, a Tennessee Limited Liability Company,** the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand, at Office, this 15TH day of December, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024