Karen Johnson Davidson County
Batch# 952335 DEEDQC
12/16/2022 09:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221216-0130263

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 TENN. COUNTY OF DA 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:	**Send Tax Bills To:**	**Tax Information:**
Leonard Family Revocable Living Trust 1909 Oakhampton Pl. Brentwood, TN 37027	New Owner	Map and Parcel No.: 104-06-0J-004.00

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, **John Joseph Leonard, married, as to a one-half (1/2) interest and Pamela Leonard, now married, as to a one-half (1/2) interest** (hereinafter collectively referred to as the "Grantor") do 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 their 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 Unit No. 4 (also described in Deeds of record as Unit 201), on the Condominium Site Plan of 111 Place Condominiums, as of record in Book 6200, Page 195, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of Lot No. 45 and the Northerly 5 feet of Lot No. 46 on the Plan of The Bradford Realty Company's West End Avenue Place, as of record in Plat Book 332, Page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Joseph Leonard, a single man by Warranty Deed from Brad Smith and wife, Lisa A. Smith, dated May 14, 2004, and recorded May 21, 2004 in Instrument No. 20040521-0059799, in the Register of Deeds Office of Davidson County, Tennessee.

Being the same one-half (1/2) interest in the property conveyed to Pamela Leonard, by quitclaim deed from John Joseph Leonard, a married man, dated February 23, 2015, and recorded February 24, 2015 in Instrument No. 20150224-0059799, in the Register's Office of Davidson County, Tennessee. John Joseph Leonard is now married to Pamela Leonard.

This is improved property known as: **111 33rd Avenue South, #201, Nashville, TN 37212.**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have 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.

John Joseph Leonard

Pamela Leonard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Joseph Leonard** and **Pamela Leonard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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