Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 987443 DEEDWARR
04/03/2023 08 59 34 AM 3 pgs
Fees $17 00 Taxes $0 00
20230403-0023707

THOMAS W. LEIS, ET UX

TO: WARRANTY DEED

THOMAS WILLIAM LEIS and ELIZABETH JONES LEIS, Trustees of the LEIS FAMILY REVOCABLE TRUST dated March 30, 2023

THIS DEED OF REALTY, executed as of the 30th day of March, 2022, by Grantors, THOMAS W LEIS and wife, ELIZABETH LEIS, to Grantees, THOMAS WILLIAM LEIS and ELIZABETH JONES LEIS, Trustees of the LEIS FAMILY REVOCABLE TRUST dated March 30, 2023, and any amendments thereto,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> Being Lot No 236 on the Plan of Poplar Creek Estates, Phase Two, as shown by plat of record in Plat Book 6900, Pages 339 through 347, and as amended in Book 7900, Pages 888 and 889, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Thomas W. Leis and wife, Lizabeth Leis [sic] by Warranty Deed from J. Laird Smithson, III and wife, Sydney P. Smithson, dated April 30, 2004, and recorded May 3, 2004, of record in Instrument No. 20040503-0050010, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to: (1) Restrictions and By-Laws of record in Book 9472,

Page 824; (2) all matters appearing on the plan of record in Plat Book 6900, Pages 339-347 and amended Book 7900, Pages 888 and 889; (3) Sewer Line Easement of record in Book 6613, Page 553, and (4) Storm Water Detention Agreement of record in Book 6613, Page 705, in the Register's Office for Davidson County, Tennessee.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenants that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

THOMAS W. LEIS Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, THOMAS W. LEIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 30th day of March 2023.

My Commission Expires:
09/08/25.

ERIN WALTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

ELIZABETH LEIS Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ELIZABETH LEIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 30th day of March, 2023.

My Commission Expires:
09/08/25.

ERIN WALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Property Owners Name
And Mailing Address:

Thomas William Leis and
Elizabeth Jones Leis, Trustees of the
Leis Family Revocable Trust
6513 Chessington Drive
Nashville, TN 37221

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

6513 Chessington Drive
Nashville, TN 37221

Map and Parcel No.:

155-08-0C-236.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).