From
Prentice Leonard and Ellen Leonard

TO
Robert Greene, Trustee

AND

From
Robert Greene, Trustee

TO
Ellen Leonard

Karen Johnson Davidson County
Batch# 992717 **DEEDQC**
04/17/2023 10 42 37 AM 4 pgs
Fees $22 00 Taxes $0 00

20230417-0027828

QUITCLAIM DEED

Name & Address of Property Owner

Ellen Leonard

Street Address or Route Number
739 25th Avenue North **92-06-628**

City State P.O. Zip Map-Parcel No.
Nashville, Tennessee 37208

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes
Same

Street Address

City State P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$ 0.00**

Prentice Leonard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 2020

Robert Greene
NOTARY PUBLIC

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

My Commission Expires: 11/8/21

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the express purpose of vesting sole title in **Ellen Leonard** in **Fee Simple Absolute, Prentice Leonard and Ellen Leonard** hereby quitclaim transfer and convey all our right, title and interest unto, **Robert Greene, Trustee** the following described tract or parcel of land in Davidson County, Tennessee, to wit:

LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF

And now, I, the said **Robert Greene, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer and convey all my right, title and interest unto **Ellen Leonard in Fee Simple Absolute,** her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF we have hereunto set our hands on the 20th day December 2020.

Prentice Leonard
Prentice Leonard

Ellen Y. Leonard
Ellen Leonard

Robert Greene
Robert Greene, Trustee

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Personally, appeared before me the undersigned, a Notary Public in, and for said County and State, the within named, **Prentice Leonard** the 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 official seal at Nashville, Tennessee this 20th day of December 2020.

Robert Greene
NOTARY PUBLIC

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

My Commission Expires: 11/8/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me the undersigned, a Notary Public in, and for said County and State, the within named, **Ellen Leonard** the 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 official seal at Nashville, Tennessee this 20th day Of December 2020.

Robert Greene
NOTARY PUBLIC

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

My Commission Expires: 11/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me the undersigned, a Notary Public in and for said County and State, the within named, **Robert Greene, Trustee**, the 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 official seal at Nashville, Tennessee, this 30th day of December 2020.

NOTARY PUBLIC

MONICA LOUISE PRUITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2/24/26

This Instrument Prepared With Information Provided By the Parties By:

Robert Greene, Attorney
LAW OFFICES OF ROBERT GREENE
QUORUM FINANCIAL CENTER
4121 CLARKSVILLE PIKE, SUITE 8
NASHVILLE, TENNESSEE 37218
(615) 596-0712
chilig53@comcast.net

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 and the Northerly 10 feet of Lot No. 23 on the Map of Buchi Subdivision of Lot No. 20 of McNairy Subdivision on the plan of which is of record in Book 421, page 66 of the Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 60 feet on the westerly side of 25th Ave. North, formerly Foster Street, and extends back between parallel lines along the southerly lines of Booker Street, 153-1/3 feet, more or less, to an alley in the rear. Said Lot is part of property designated as Map 92-6, Parcel 628.

Being the same property conveyed to Prentice Leonard by deed from Tamika L. Clark, Trustee, of record in Book 11484, page 863 said Register's Office. Prentice Leonard conveyed a limited interest to Ellen Leonard by deed recorded in Instrument No. 20020903-0106159.