Karen Johnson Davidson County
Batch# 1023591 DEEDQC
07/07/2023 10 02 03 AM 2 pgs
Fees $12 00 Taxes $0 00
20230707-0051961

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard, Suite 130** **Nashville, TN 37215** **File No. 230544670** SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is· $-0-. _____ Affiant Subscribed and sworn to before me, this 30th day of June, 2023. _____ Notary Public My Commission Expires· _____

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
The 4410 Wyoming Avenue Trust 4410 Wyoming Avenue Nashville, TN 37209	New Owner	103 04 0 063.00

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, **Jason Leiss and Colleen Leiss, husband and wife** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **The 4410 Wyoming Avenue Trust dated June 8th, 2023,** their 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 Lot No 311, Block 17, on the Plan of Charlotte Park Company's First Addition of record in Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Jason Leiss and Colleen Leiss, husband and wife, by Warranty Deed from Fred S Hatchett, Trustor and Trustee of the Fred S. Hatchett Revocable Living Trust, of record in Instrument No. 20141223-0117330, in the Register's Office of Davidson County, Tennessee, dated December 19, 2014 and recorded on December 23, 2014.

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 of record.

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 30th day of June, 2023.

Jason Leiss

Colleen Leiss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Leiss and Colleen Leiss, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of June 2023.

Notary Public

My Commission Expires: _____

