This instrument prepared by:
The Lambert Firm, PLLC
P.O. Box 330382
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1103322 DEEDQC
02/21/2024 01:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240221-0011949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me on: February 15, 2024

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(
700 Ringgold LLC 6320 Columbia Avenue Nashville, Tennessee 37209	700 Ringgold LLC 6320 Columbia Avenue Nashville, Tennessee 37209	059 11 0 044.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Seth Johnson, a married man, and Skadi Kyan Leder, a married woman** ("Grantor") does hereby quitclaim and convey unto **700 Ringgold LLC** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Said Lot begins at a point in the southwesterly margin of Cravath Drive; thence in a southwesterly direction 108.0 feet along the common boundary of Lots 257 and 258 to a concrete monument which is the common corner between Lots 257, 258 and 256; thence in a southeasterly direction 95.4 feet along the common boundaries of Lots 256 and 257 to a point in the northwesterly margin of Ringgold Drive; thence in a northeasterly direction 110.21 feet along said margin to a point; thence 39.27 feet around a corner to a point in the southwesterly margin of Cravath Drive; thence 80 feet in a northwesterly direction along said margin to the point of beginning.

Being the same property conveyed to **Seth Johnson, a married man, and Skadi Kyan Leder, a married woman,** from Willie Mae Hubbert Kendricks, an unmarried woman, by Warranty Deed dated 6/10/2021, of record at Instrument No. 20221102-0118139 in the Register's Office for Davidson County, Tennessee.

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. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Erin Hertha a/k/a Erin Johnson, the now spouse of Seth Johnson, as well as Christopher Leder, join in this conveyance to convey any and all marital interest they may have.

This is improved property known as: **700 Ringgold Drive Nashville, Tennessee 37027**

IN WITNESS WHEREOF, Grantor has executed this instrument on 2/15/2024

GRANTOR:

Seth Johnson

Skadi Leder

Erin Hertha a/k/a Erin Johnson

Christopher Leder

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantor(s), Skadi Leder with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein. Witness my hand on January 30, 2024

RYAN BARNES NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: _____

My Commission Expires April 28, 2025

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantor(s), Christopher Leder with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein. Witness my hand on January 30, 2024

RYAN BARNES NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: _____

My Commission Expires April 28, 2025

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantor(s), Seth Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein. Witness my hand on 2/15/24

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/6/24

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantor(s), Erin Hatton a/k/a Erin Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein. Witness my hand on 2/15/24

SPENCER LAMBERT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/6/2024

- **The text of a certification of an electronic document must be in the following form.**

I, Spencer Lambert **hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 2/15/24 **(date of document).**

Affiant Signature

Date: 2-15-24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 **day of** February, 2024

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM