Karen Johnson Batch # 1110448 03/13/2024 08:12:39 AM Fees: $17.00 Taxes: $0.00 20240313-0017269 Davidson County DEEDQC 3 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February 2024. Notary Public MY COMMISSION EXPIRES: 8/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Lynn-Leigh Family Trust	**Same**	**Map 88; Parcel 24**
(NAME) **7650 Lakeview Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **AMANDA S. VALLENCOURT, a single person (a/k/a AMANDA SNYDER WRIGHT),** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **AMANDA S. VALLENCOURT, TRUSTEE OF THE LYNN-LEIGH FAMILY TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF THE LYNN-LEIGH FAMILY TRUST, Dated February 27, 2024**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND lying in Nashville, Davidson County, Tennessee and more particularly described in a survey by R. L. Montoya, Land Surveying, Ins. As follows:

BEGINNING at iron rod (Old) in the North West corner of a tract of land owned by Daniel F. & Ranay Collins recorded in Deed Book 10410, page 330, Register's Office of Davidson County, Tennessee, and being part of Parcel 24 on Tax Map 88, Tax Assessor's Office of Davidson County, Tennessee; thence along the South margin of a 50 foot ingress-egress easement South 43 degrees 02 minutes 28 seconds West 730.62 feet to a point; thence crossing said ingress-egress easement North 49 degrees 28 minutes 09 seconds West, 50.0 feet to an iron rod (New) in the North East corner of this described parcel also known as part of Parcel 24, this being the beginning; then South 41 degrees 58 minutes 54 seconds West 267.33 feet to an iron rod (New); thence, with a curve to the right having a Radius of 733.07 feet, a delta angle of 9 degrees 10 minutes 05 seconds with a length of 117.30 feet to an iron rod (New); thence, South 51 degrees 13 minutes 36 seconds West, 334.45 feet to an iron rod (New); thence, North 37 degrees 57 minutes 13 seconds West, 461.49 feet to an iron rod (New); thence, North 00 degrees 27 minutes 20 seconds West, 99.51 feet to an iron rod (New); thence, North 44 degrees 07 minutes 35 seconds East 203.29 feet to a 24 inch Oak tree; thence, North 53 degrees 52 minutes 29 seconds East, 351.76 feet to an iron rod (New); thence, South 49 degrees 28 minutes 09 seconds East 504.85 feet to an iron rod (New), this also being the point of beginning for said described parcel containing 8.241 acres more or less.

ALONG with an ingress and egress easement described as follows:

LAND lying in the 33rd Councilmanic District, Oak Hill, Davidson County, Tennessee and being the same property described in a survey dated December 22, 1997, by R. L. Montoya, Land Surveying, Inc. Surveyor License #697, 412 Bass Street, Goodlettsville, Tennessee 37072.

Beginning at an iron rod (Old) in the South margin of this described Ingress/Egress Easement and being the Northwest corner of P/O Parcel 24, Tax Map 88, Tax Assessors Office of Davidson County, Tennessee, being property owned by Daniel F. & Ranay Collins recorded in Deed Book 10410, Page 330, Register's Office of Davidson County, Tennessee, thence; along said margin South 43 degrees 02 minutes 28 seconds West 730.62 feet to a point, thence; South 41 degrees 58 minutes 41 seconds West, 268.67 feet to a point, thence; with a curve to the left having a radius of 786.07 feet, South 9 degrees 10 minutes 05 seconds West, 125.30 feet to a point, thence; continuing along said margin South 51 degrees 13 minutes 39 seconds West, 335.17 feet to a point, thence; North 37 degrees 57 minutes 13 seconds West, 50.00 feet to an iron rod (New) in the Northerly margin of this described Easement, thence; North51 degrees 13 minutes 36 seconds East 334.45 feet to an iron rod (New) in said margin, thence; with a curve to left having a radius of 733.07 feet, North 9 degrees 10 minutes 05 seconds East 117.30 feet to an iron rod (New) thence; North 41 degrees 58 minutes 54 seconds East, 267.33 feet to an iron rod, thence; North 43 degrees 02 minutes 14 seconds East, 732.81 feet to a point, thence; North 49 degrees 00 minutes 00 seconds East 26.80 feet to a point, thence; North 51 degrees 00 minutes 00 seconds East 86.35 feet to a point, thence; North 58 degrees 22 minutes 26 seconds East, 150.22 feet to a point, thence; in a Southerly direction South 31 degrees 37 minutes 34 seconds East, 50.00 feet to a point, thence: in a South Westerly direction alon the South margin of this described Easement South 58 degrees 00 minutes 00 seconds West, 90.00 feet to a point, thence; South 49 degrees 00 minutes 00 seconds West, 13.00 feet to the point of beginning containing 1.965 acres more or less.

Being the same property conveyed to Collins Farms, L.P., a Tennessee limited partnership by Executor's Deed from the residuary beneficiaries of the Estate of Margaret E. Collins and executors of the Estate of Margaret E. Collins of record in Instrument Number 20030221-0019780, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AMANDA SNYDER WRIGHT, by Installment Deed from Collins Farms, L.P., a Tennessee limited partnership, dated December 26, 2007 and recorded on January 9, 2008, of record in Instrument Number 20080109-0002836, Register's Office for Davidson County, Tennessee; and further the said AMANDA SNYDER WRIGHT having fulfilled all obligations of the Installment Deed.

The said Amanda Snyder Wright is one in the same as Amanda S. Vallencourt, for purposes of this transaction, the said Amanda Snyder Wright having been married since the previous transaction.

The previous description and conveyance of record has been included in legal description for reference.

Unimproved ( )
This is improved (X) property, known as: **7650 Lakeview Drive, Nashville, TN 37209**

Witness our hands, this the 29th day of February, 2024.

Amanda S Vallencourt

AMANDA S. VALLENCOURT

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 **AMANDA S. VALLENCOURT** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 27th day of February, **2024.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026