Karen Johnson Davidson County
Batch# 1135670 DEEDQC
05/16/2024 11:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240516-0036331

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Brandon Leed and Jamie Hardybala
105 Eastmoreland St.
Nashville, TN 37207

Send Tax Bill to:
Owner

Map-Parcel Numbers:
071-15-0-087.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15 day of May, 2024.

Notary Public

My Commission Expires:
4-7-26

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRANDON NICHOLAS LEED** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **BRANDON NICHOLAS LEED AND JAMIE ELISE HARDYBALA, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

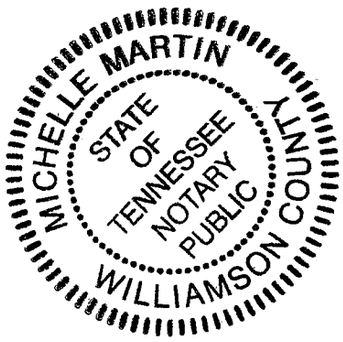
See attached "Exhibit A".

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

Said property is commonly referred to as 105 Eastmoreland St., Nashville, TN 37207.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15 day of May, 2024.

By: Brandon Leed



STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brandon Leed**, the Grantor, 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 this 15 day of May, 2024.

My commission expires: 9.21.26 Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Map of Eastmoreland Place Shields Subdivision of record in Plat Book 161, Page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Nicholas Leed by Warranty Deed from Adam Myers, unmarried, dated June 30, 2020, of record in Instrument Number 20200702-0071870, said Register's Office.

202405160036331

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do 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 electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 5/15/24.

Affiant Signature

5/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY