QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Anita Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June 2024.

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 3/25/2025
(AFFIX SEAL)

DEBORAH BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson
Batch # 1155745
07/09/2024 01:00:36 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20240709-0051391

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC, 120 Anderson Lane, Hendersonville TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin G. Leonard and Charlotte Potter	USAA Federal Savings Bank	128-13-A-106
(NAME) 106 Westfield Drive	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37221	San Antonio TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:20240811

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kevin G. Leonard**, hereinafter called the GRANTOR'S, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Kevin G. Leonard and Charlotte Potter**, **as joint tenants with rights of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Trousdale County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit 106 of the Westfield Condominiums, (formerly The Hamlet), a horizontal property regime, pursuant to plat of record in Book 6250, page 590 and he first revision thereof in Book 6250, page 748, as further shown and described in a document of record in Book 6831, page 982, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Kevin G. Leonard, by Warranty Deed from Nancy Lynn Pullias, unmarried, dated May 31, 2024 and filed of record in Instrument 20240607-0042721, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 106 Westfield Drive, Nashville TN 37221
(House No.) (Street) (P.O. Address) (City or Town)(Postal Zip

Witness my hand 21st day of June, 2024.

Kevin G. Leonard
Kevin G. Leonard

Charlotte Potter
Charlotte Potter

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kevin G. Leonard and Charlotte Potter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2024.

Commission expires: 4/26/26

Notary Public

ANITA L. PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY