Karen Johnson Davidson County
Batch# 1161031 DEEDQC
07/23/2024 02:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240723-0055493

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Carol Ann Leonard
Affiant

Subscribed and sworn to before me, this 15th day of November, 2023.

Notary Public

My Commission Expires: 11/2/26

Address of New Owner:	Send Tax Bills To:	Map-Parcel numbers:
Martha Keaton Lloyd, Trustee 139 Hearthstone Manor Circle Brentwood, Tennessee 37027	SAME	160 15 0A 012.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Carol Ann Leonard**, hereby remises, releases and quitclaims all of her right, title and interest in the tract or parcel of land described on Exhibit A attached hereto to **Martha Keaton Lloyd, Trustee of the Leonard Family Trust dated November 15, 2023**, and to her successors in trust, with full power to sell, transfer,

mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 15th day of November, 2023.

Carol Ann Leonard

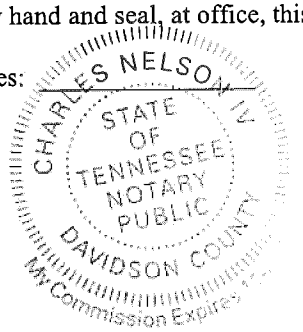
Carol Ann Leonard

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 Carol Ann Leonard, the 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 and seal, at office, this 15th day of November, 2023.

My Commission Expires:



Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 19 on the Revised Condominium Site Plan of Phase I, Hearthstone Manor, of record in Plat Book 6250, Page 398, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carol A. Leonard by deed from Sharon Ann Rhome, of record as Instrument No. 20150522-0047449, Register's Office for Davidson County, Tennessee.

This is improved property known as 139 Hearthstone Manor Circle, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 true and exact copy of the original document executed and authenticated according to law on 11/15/23.

7/23/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of July, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

