Name and Address of New Owner:
Shane LeAnna
42 Shepard Street
Nashville, TN 37210

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Rd
Indian Land, SC 29707

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 105-04-0-115.00

Karen Johnson Davidson County
Batch# 1191236 DEEDQC
10/09/2024 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241009-0078352

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **SHANE LEANNA, SINGLE** "the Grantor," conveys and quitclaims unto **JULIAN BUCHI-FOTRE, A MARRIED MAN, AS TO A 5% UNDIVIDED INTEREST, AND SHANE LEANNA, A SINGLE MAN, AS TO A 95% UNDIVIDED INTEREST** "the Grantee," my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 26 on the Plan of Trimbles Homestead Addition of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 26 fronts 25 feet on the Northerly side of Shepard, Formerly Tennessee street, and runs back between parallel lines with the Westerly margin of Lincoln or Thomas Street, 126 feet to an alley.

Being a portion of the same property conveyed to Shane LeAnna by Warranty Deed from BM Builders Limited Liability Company of record in Instrument No. 20201006-0115781 in the Register's Office for Davidson County, Tennessee.

Being improved property also known as **42 Shepard St. Nashville, TN 37210**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the this 3rd day of October, 2024.

_____(SEAL)
Shane LeAnna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2024., before me personally appeared Shane LeAnna, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 3rd day of October, 2024.



_____
Notary Signature
My commission expires: 5-9-26

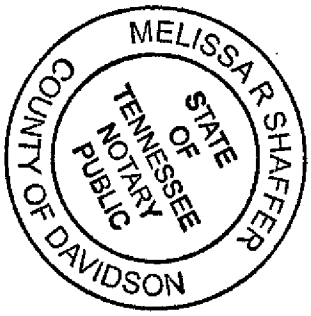
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to and subscribed before me this 3rd day of October, 2024.



_____
Notary Signature
My commission expires: 5-9-26

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10.3.24.

Affiant Signature

10-3-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 3 day of October, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON