Karen Johnson
Batch # 1224058
01/07/2025 09:03:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250107-0001181

THIS INSTRUMENT PREPARED BY:
Mark Lineberry
Attorney at Law
P.O. Box 2155
Mount Juliet, TN 37121

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The Leach Family Trust 2249 Arbor Pointe Way Hermitage, TN 37076	New owner	Parcel ID: 137-04-0B-052.00-CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mark Leach and Jana Leach, husband and wife, (the "Grantors"), by these presents do quitclaim, transfer and convey unto The Leach Family Trust, dated December 3, 2024, Mark Allan Leach and Jana Pope Leach, Trustors and/or Trustees, (the "Grantee"), its successors, and assigns, all of their interest in a certain tract or parcel of Land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 52, on the Final Plat of Arbor Crest Subdivision, of record in Instrument 20071129-0138522, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This being the same property conveyed to Mark Leach and Jana Leach, husband and wife, by Warranty deed of record as Instrument No. 20151009-0103332, Register's Office for Davidson County, Tennessee, from Drees Premier Homes, Inc., and corrected by Instrument for Correction of Warranty Deed of record as Instrument No. 20151021-0107296, in the office of the Register of Deeds, Davidson County, Tennessee.

Said Property is improved property known as 2249 Arbor Pointe Way, Hermitage, TN 37076

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. This instrument was prepared based on information furnished by the parties. The preparer makes no representations or warranties as to the accuracy thereof of the status of the title to the property described herein. Said property is conveyed subject to such limitations, restrictions, and encumbrances of record as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names on this 3rd day of December, 2024.

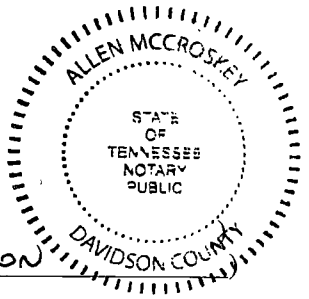
Mark Leach

Jana Leach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark Leach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). the within named bargainor, and acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 3 day of DECEMBER 2024.



NOTARY PUBLIC
My Commission expires: 9-7-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jana Leach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). the within named bargainor, and acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 3 day of DECEMBER 2024.



NOTARY PUBLIC
My Commission expires: 9-7-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

X _____ /s/ Jana Leach
AFFIANT

Subscribed and sworn to before me this 3 day of DECEMBER 2024.



NOTARY PUBLIC
My Commission expires: 9-7-26