Karen Johnson
Batch # 1224880
01/09/2025 11:47:48 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20250109-0001944

This instrument was prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024
Andrei Panfil Apruda and Alexandra Apruda, Trustees
8472 Indian Hills Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Same

MAP/PARCEL:
162 16 0B 004.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Andrei Panfil Apruda and Alexandra Apruda as husband and wife and joint trustees, in connection with the administration of their revocable living trust, now convey, release, and forever quitclaim from themselves, as married individuals, to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024 all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

Land in Davidson County, Tennessee being Unit Number 4 on the Plan of Leisure Heights, Section One, Phase One, of record in Book 5800, page 267, as amended in Book 6396, page 502, Register's Office for Davidson County, Tennessee together with the appurtenant interest in the common areas as set forth on said plan and as more fully described in the Declaration of Covenants, Conditions and Restrictions of Leisure Heights Homeowner's Association of record in Book 6146, page 241, as amended in Book 6150, page 585, book 6259, page 862, Book 6396, page 504 and Book 7303, page 232 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stone Steps Realty, Inc. by Quitclaim Deed from Eric L Sox of record in Instrument 20050504-0049918, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Andrei Apruda, (aka Andrei Panfil Apruda), married, by Warranty Deed from Stone Steps Realty, Inc. of record in Instrument 20050707-0077842, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5800, Page 267, as amended in Book 6396, page 502, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6146, page 241, as amended Book 6150, page 585, Book 6259, page 862, Book 6396, page 504, Book 7303, page 232, Register's Office for Davidson County, Tennessee.

The property is commonly known as 306 LEISURE CT ANTIOCH, Tennessee 37013.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this document is to transfer title from individual ownership to titled ownership by Revocable Trust.

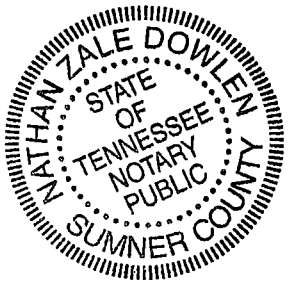
I, the above-listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Andrei Panfil Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Andrei Panfil Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 8th of January 2025.



Notary Public
My Commission Expires:

DEC 19 2028

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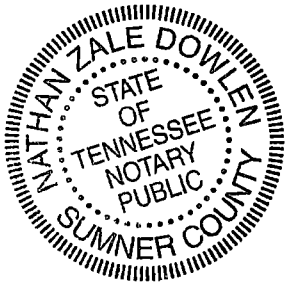
I, the above listed grantor conveys my marital interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Alexandra Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Alexandra Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 8th of January 2025.



Notary Public
My Commission Expires:

DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Andrei Panfil Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Andrei Panfil Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, this 8th of January 2025.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires:
DEC 19 2028

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to THE A. & A. APRUDA LIVING TRUST dated the 17th of December, 2024.

Alexandra Apruda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Alexandra Apruda with whom I am personally acquainted and who, upon oath, acknowledged that s/he executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, this 8th of January, 2025.



Notary Public
My Commission Expires:

DEC 19 2028

This instrument was prepared based on information furnished by the transferor. No independent title search has been made. This does not warrant title.