Karen Johnson Davidson County
Batch# 1252011 DEEDQC
03/25/2025 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250325-0022340

This Instrument Was Prepared By:
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Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Kathleen Whitelock Leckrone, Affiant

Subscribed and sworn to before me this
21st day of March, 2025.

Notary Public
My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Kathleen Whitelock Leckrone, Trustee 8207 Sawyer Brown Road, B-4 Nashville, TN 37221	Same	Map: 142A Parcel: 10.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Kathleen E. Leckrone (a/k/a Kathleen Whitelock Leckrone),** the "**Grantor**", does hereby convey and quitclaim unto **Kathleen Whitelock Leckrone, Trustee of the Kathleen Leckrone 2025 Trust dated March 21, 2025**, a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 21st day of March, 2025.

Kathleen E. Leckrone (a/k/a Kathleen Whitelock Leckrone)

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Kathleen E. Leckrone (a/k/a Kathleen Whitelock Leckrone), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 21st day of March, 2025.

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

Notary Public

My Commission Expires: 05/05/2025

EXHIBIT A

Unit No. B-4 on said Plat, together with the carport designated No. B-4-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section One, Condominium.

Being the same property conveyed to Robert L. Jackson, Trustee, by Quitclaim Deed from James David Leckrone and wife, Kathleen E. Leckrone, and subsequently conveyed to Kathleen E. Leckrone, a single person, by Quitclaim Deed from Robert L. Jackson, Trustee, of record in Book 6915, pages 561-562, dated June 6, 1986, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 8207 Sawyer Brown Road, #B-4, Nashville, Tennessee 37221.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 March 21, 2025 (date of document).

Affiant Signature

3/24/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

