QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Karen Johnson Davidson County
Batch# 1253341 DEEDQC
03/28/2025 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250328-0023327

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES AND NOT BY TITLE SEARCH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Buckingham 509 Lanier Drive Nashville, TN 37115	Same	**MAP & PARCEL** 052-02-0-126.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOPOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LESLIE GUDEN FORMERLY KNOWN AS LESLIE BUCKINGHAM, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **JAMES M. BUCKINGHAM, AN UNMARRIED MAN**, HEREINAFTER CALLED GRANTEE, my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, HIS SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Buckingham, an unmarried man by Warranty Deed from Terrell Starks, unmarried of record in Instrument No. 20150728-0074289 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 28, 2015.

Being the same property conveyed to James M. Buckingham and Leslie Buckingham, a married couple by Quitclaim Deed from James M. Buckingham of record in Instrument No. 20210922-0127438 Register's Office for Davidson County, Tennessee, dated September 16, 2021 and recorded on September 22, 2021.

The real property described above is conveyed pursuant to the Final Divorce Decree filed on March 14th, 2025, Docket Number 74CC3-2023-CV-176 in the Circuit Court of Robertson County at Springfield, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 24th day of March, 2025

GRANTOR:

Leslie Guden

LESLIE GUDEN FORMERLY KNOWN AS LESLIE BUCKINGHAM

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 21 day of March, 2025, before me personally appeared Leslie Buckingham, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2-21-2029

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Sondra Mounger, 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 03/21/2025.

Date

Affiant Signature

03/21/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of March, 20 25.

Notary's Signature

My Commission Expires: 9-7-2026

Date

Notary's Seal (if on paper)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON