# QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

T-VAN-25-2409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

Karen Johnson
Batch # 1260908
04/17/2025 02 43 02 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250417-0029574

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | |
|---|---|---|
| **Vanguard Development, LLC, a Tennessee limited liability company** | **New Owner** | |
| (NAME) | (NAME) | **081-03-1Y-002 00-CO** |
| **1813 Lincoya Bay Drive,** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES LEBARON, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **VANGUARD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No B on the Plan of 18th Avenue Homes, a Planned unit Development, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20211116-0152113, 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 Lebaron, unmarried by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No 20250221-0013212 Register's Office for Davidson County, Tennessee, dated February 21, 2025 and recorded on February 21, 2025

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2409 18th Ave N, Nashville, Tennessee 37208**

Witness my/our hand(s) this the 8 day of April, 2025.

James Lebaron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES LEBARON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 of April, 2025

Notary Public
My Commission Expires 11-325
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212