Karen Johnson Davidson County
Batch# 1265648 DEEDQC
04/29/2025 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250429-0032911

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Cary Bennett Leaman Emily Bond Leaman 4022 Aberdeen Rd. Nashville, TN 37205	New owner	103-08-0-255.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Cary B. Leaman, a married man**, by these presents does hereby quitclaim and convey unto, **Cary Bennett Leaman and Emily Bond Leaman, husband and wife**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly 40 feet front and 48 feet rear of Lot No. 24 and the Westerly 40 feet front and 42 feet rear of Lot No. 25 "H" on the Plan of Cherokee Park, Second Section, as of record in Book 547, Pages 175 and 176, Registers office for Davidson County, Tennessee. Said parts of Lot Nos. 24 and 25 front together 80 feet on the Northerly side of Aberdeen Road and run back 106 feet, more or less, on the Westerly line and 112 feet, more or less, on the Easterly line to the Southerly line of Lot Nos 19 and 20, measuring 90 feet thereon.

Being the same property conveyed to Cary B. Leaman, an unmarried man by Warranty Deed from Robert S. Valet and wife Amy S. Valet of record in Instrument No. 20150724-0073144 Register's Office for Davidson County, Tennessee, dated July 21, 2015 and recorded on July 24, 2015.

Being also known as 4022 Aberdeen Road, Nashville, TN 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

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

Affiant

My commission expires: 11.8.28
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21st day of April, 2025.

Cary B. Leaman

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and seal this 21st day of April, 2025.

Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 21, 2025.

Affiant Signature

29th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

