This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch # 1271671 DEEDQC
05/12/2025 09 12 12 AM 2 pgs
Fees $12 00 Taxes $0 00
20250512-0036961

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID(s):
The Leslee Ann Hughes Living Trust, u/a dated 4/4/24 **114 Bowling Ave.** **Nashville, TN 37205**	**NEW OWNER**	**104-05-0-312.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Leslee A. Hughes, unmarried,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Leslee Ann Hughes, as Trustee of The Leslee Ann Hughes Living Trust, u/a dated 4/4/24,** the **Grantee** herein, its successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Richland Realty Co.'s First Addition to Subdivision "B" of record in Plat Book 332, Page 174, 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 Leslee A. Hughes, an unmarried woman, by Warranty Deed from John Benjamin Schaedle and Taylor Rebecca Schaedle, husband and wife, of record in Instrument No. 20241007-0077621, Register's Office for Davidson County, Tennessee.

This is improved real property known as: 114 Bowling Ave., Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

[signature line to follow]

P24.7906 HK

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 9th day of May, 2025.

Leslee A Hughes

Leslee A. Hughes

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal this the 9 day of May, 2025.

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 9 day of May, 2025.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028