QUITCLAIM DEED

The actual consideration or value for this transfer is $ 0.

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 19 day of May 2025

NOTARY PUBLIC
My Commission Expires: 01/24/2028

JOHNSTON ELLIS IV NOTARY PUBLIC DAVIDSON COUNTY, TENN

This space for Register of Deeds

Karen Johnson Davidson County
Batch# 1278648 DEEDQC
05/29/2025 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250529-0042078

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Jennifer Susanne Donoho 104 Gayle Dr. Old Hickory, TN 37138	New Owner	053 16 0 / 110.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my sister, JENNIFER SUSANNE DONOHO, to corrrect vesting of this land, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **LESLIE MICHAEL DONOHO**, married, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

JENNIFER SUSANNE DONOHO, un-married, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Polly Acres Subdivision in the [former] City of Lakewood, as of record in Book 3700, page 57, in the Register's Office for Davidson County, Tennessee, to which said survey / plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 16 fronts 100 feet on the Westerly margin of Gayle Drive and runs back between parallel lines measuring 150 feet on the Northerly line and 150 feet on the Southerly line to a line in te rear 100 feet thereon.

Being the same property conveyed to Jennifer Susanne Donoho and Leslie Michael Donoho, by deed from Jennifer S. Donoho, f/k/a Jennifer S. Vargas, dated September 22ND 2020 and of record as Instrument #20200929-0111734 Register's Office for Davidson County, Tennessee, as corrected by Schrivener's Affidavit of record as Instrument #20201028-0124505, said Register's Office.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including

UCC-I financing statement at Instrument #20230731-0059035, RODC, TN.

This is improved property known as: 104 Gayle Dr., Old Hickory, TN 37138.

Comes now, Leslie Michael Donoho, first being sworn, makes Oath that the property described herein is not his primary residence nor the residence of his spouse or any dependant, and this conveyance is not made to defeat the rights of any third party.

Sworn to and Witness my hand this 19 day of May, 2025.

Leslie M Donoho
LESLIE MICHAEL DONOHO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named LESLIE MICHAEL DONOHO the bargainor(s), 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.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 19 day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE

****

QUITCLAIM DEED

From:
and
LESLIE MICHAEL DONOHO
Married

To:
JENNIFER SUSANNE DONOHO
Un-Married

Property:
104 Gayle Dr.
Old Hickory, TN 37138

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 May 19 2025.

Leroy Johnston Ellis, IV, Affiant

5-27, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 27 day of May, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com