Karen Johnson Davidson County
Batch # 1284053 DEEDQC
06/13/2025 08:56:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250613-0045876

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
Walden's Puddle
264 New Sawyer Brown Rd.
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
128-14-0-217.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Charlotte J. Leathers,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto Walden's Puddle, Inc.., a nonprofit corporation**, all my interest, **specifically including my life estate which was formerly expressly reserved**, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being the northeasterly portion of Zoned Lot 13 (referred to as both Lot NO. 13-A and 13-B in the below referenced deeds) on the Plan of Stacy Square Townhomes, Stacy Square, Section 7 of record in Plat Book 5200 at page 467, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being also the same property conveyed to Walden's Puddle, Inc., a nonprofit corporation, subject to a life estate expressly reserved by Charlotte J. Leathers of record in Instrument No. 20210514-0065196, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlotte J. Leathers by Deed from Mary Lu Swift, the duly-appointed Executrix of the Estate of Carl R. Leathers, deceased, Walden's Puddle, Inc., Appalachian Trail Conservancy, Inc. The Elephant Sanctuary in Tennessee, and The Nashville Humane Association, residuary beneficiaries of the Decedent's estate of record in Instrument No. 20100521-0039331, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlotte J. Leather and Carl R. Leathers by Warranty Deed from Randy J. Yarbrough and wife, Kathrine A. Yarbrough, of record in Book 6943, Page 350, Register's Office for Davidson County, Tennessee, the said Carl R. Leathers having died on April 12, 2009 leaving a last will and testament of record in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 09P-721.

This is improved property known as: 264 New Sawyer Brown Rd., Nashville, TN 3722.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 10 day of June, 2025.

Charlotte J. Leathers

Charlotte J. Leathers

STATE OF TENNESSEE

COUNTY OF Madison

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charlotte J. Leathers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 10 day of ~~December~~ June 2025, ~~2021~~.

Brittany Clinton

Notary Public

My Commission Expires: 8/22/26

BRITTANY N CLINTON
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

STATE OF TENNESSEE

COUNTY OF Madison

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 10th day of ~~December~~ June 2025, ~~2021~~.

Notary Public

My commission expires:

JACOB A. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY
My Commission Expires 09-23-2026