Karen Johnson Davidson County
Batch# 1298477 DEEDQC
07/17/2025 01:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250717-0056524

This Instrument is Prepared By:
Andrew J. Triplett, Esq. #040697
Cobb Law Group, LLC
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Deana Rena Frederick **3876 B Priest Lake Drive,** **Nashville, TN 37217**	**Deana Rena Frederick** **762 Waldron Road,** **LaVergne, TN 37086**	**136-3-C-73.00 CO**

THIS INSTRUMENT, made and entered into this 17th day of July 2025, by and between **Pamela Deniese Leptic, Successor Trustee of the Charles H. Martin and Joyce M. Martin Trust Agreement,** *("Grantor")*, and **Deana Rena Frederick,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, **PAMELA DENIESE LEPTIC, SUCCESSOR TRUSTEE OF THE CHARLES H. MARTIN AND JOYCE M. MARTIN TRUST AGREEMENT,** Grantor, conveys and quitclaims all of the Trust's interest, and all of the Trust's rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> LAND in Davidson County Tennessee being Unit No. 22 on Lot 2, on the Plan of Heritage Village, Percy Priest Lake Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, of record in Book 4860, Page 98, and as established by a Master Deed and By-Laws, of record in Book 5037, Page 855, as amended in Book 5192, Page 2443, Book 5292, Page 747, Book 5292, Page 749 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of HERITAGE VILLAGE, PERCY PRIEST LAKE PARK CONDOMINIUMS as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Charles H. Martin and Joyce M. Martin, husband and wife, from Dorothy A. Merritt, unmarried, by Warranty Deed of record in Instrument Number 20030828-124747, Register's Office for Davidson County, Tennessee. And being the same property conveyed to the Charles H. Martin and Joyce M. Martin Trust Agreement from Charles H. Martin and Joyce M. Martin, husband and wife, by Quitclaim Deed dated October 5, 2011, and recorded November 17, 2011, in Instrument Number 20111117-0089893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirement thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village, Percy Priest Lake Park, of record aforementioned, said Register's Office, easements and setback lines as set forth on the above plan of record.

This is improved property known as **3876 B Priest Lake Drive, Nashville, Tennessee 37217.**

And now, **PAMELA DENIESE LEPTIC, SUCCESSOR TRUSTEE OF THE CHARLES H. MARTIN AND JOYCE M. MARTIN TRUST AGREEMENT,** for the express purpose of carrying out the intent of this conveyance, as set out above, does hereby quitclaim, and convey *all of* the Trust's property interest into **DEANA RENA FREDERICK.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **PAMELA DENIESE LEPTIC, SUCCESSOR TRUSTEE OF THE CHARLES H. MARTIN AND JOYCE M. MARTIN TRUST AGREEMENT**, has hereunto set her hand on this the 17th day of July 2025.

Pamela Denise Leptic, Successor Trustee

PAMELA DENIESE LEPTIC, SUCCESSOR TRUSTEE OF THE CHARLES H. MARTIN AND JOYCE M. MARTIN TRUST AGREEMENT, ***Grantor***

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Abigail Grant, a Notary Public in and for said County and State, the within named **PAMELA DENIESE LEPTIC,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 17th day of July 2025.

ABIGAIL GRANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXPIRES 05/19/2026

Debbie Grant
Notary Public

My Commission Expires: 5/19/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Deana Rena Frederick
DEANA RENA FREDERICK, ***Grantee***

WITNESS my hand and official seal at Nashville, TN, this 17th day of July 2025.

ABIGAIL GRANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXPIRES 05/19/2026

Debbie Grant
Notary Public

My Commission Expires: 5/19/2026

Tennessee Certification of Electronic Document

I, James W. Cobb, 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 July 17, 2025 (date of document).

Affiant Signature

7/17/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/19/2026

NOTARY'S SEAL

