Karen Johnson Davidson County
Batch # 1300479 DEEDQC
07/22/2025 08 10 00 AM 3 pgs
Fees $17 00 Taxes $0 00
20250722-0057480

This Instrument Prepared By
Capstone Title & Escrow, LLC
210 Baber Park W , Suite 150
Gallatin, TN 37066

QUITCLAIM DEED

That for good and valuable considerations not necessary to be herein mentioned, the receipt of all of which is hereby acknowledged, **David M. Leggett and wife, Donna Marie Leggett**, have quitclaimed all their right, title and interest and hereby transfer and convey unto **David Manford Leggett, Trustee of the David Manford Leggett Revocable Living Trust dated July 15, 2025**, the following described lots, tracts, or parcels of land, to-wit

Being located in the Eighth Jurisdiction of Davidson County, Tennessee, and described as follows

Land in Davidson County, Tennessee, being Unit No 1603 in The Cottages at Williams Bend, Horizontal Property Regime with Private Elements, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, of record in Instrument No 20040628-0076712, and Supplementary Declarations of record in Instrument No 20041028-0129585 and in Instrument No 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein

This is improved property known as 1603 Lincoya Bay Drive, Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Previous and last conveyance being a Quitclaim Deed from **1603 Lincoya Bay Drive, Inc., a Tennessee corporation**, to **David M. Leggett and wife, Donna Marie Leggett** dated March 22, 2018, and recorded March 23, 2018, in Instrument Number 20180323-0027442, in the Register's Office of Davidson County, Tennessee

Map/Parcel 109 05 0D 008.00 – 1603 Lincoya Bay Drive

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and/or their agents, no boundary survey was made at the time of this conveyance. The description contained herein is being taken from the previous and last Warranty Deed.

Taxes hereinafter are to be mailed to the grantee herein at

P O. Box 572, Gainesboro, Tennessee 38562

Grantee's Address

P O Box 572, Gainesboro, Tennessee 38562

The words "(Grantor)" and "(Grantee)" shall include their respective successors and assigns where the context requires or permits

IN WITNESS WHEREOF, **David M. Leggett** and **Donna Marie Leggett** have caused this instrument to be executed on this 15th day of July, 2025

David M. Leggett

Donna Marie Leggett

State of Tennessee
County of Putnam

Personally appeared before me, a Notary Public, the within named bargainors, **David M. Leggett** and **Donna Marie Leggett**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this 15th day of July, 2025

Notary Public
My Commission Expires 10/23/27

MELONI J SHERMAN
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0 00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant

Subscribed and sworn to before me this 15th day of July, 2025

Notary/Register
Commission Expires 10/23/27

