Karen Johnson Davidson County
Batch# 1303163 DEEDQC
07/29/2025 09:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250729-0059656

This instrument prepared by Reginald Harrion, Esq., for Smolar Andriko Law Group, 200 Fleet Street, Suite 6100, Pittsburgh, PA 15220 (Main Office), Tennessee Bar ID: 040700

Record and Return to:

Order Number: 22-111529-TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **DERRICK LEONARD**, an unmarried man, who acquired title as a married man, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **DERRICK LEONARD**, an unmarried man, whose address is 5240 Village Way, Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Villages of Brentwood, Phase VIII, Section II of record in Plat Book 6200, Page 769, as amended in Book 7900, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 161 11 0E 011.00
Street address of property: 5240 Village Way, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20240410-0025298 in the Register's Office, Davidson County, Tennessee.

PCL22-111529-TNDQTC01010103

Mail Tax Statements to: Derrick Leonard, 5240 Village Way, Nashville, TN 37211

Signed this 22 day of July, 2025

Signature(s) of Grantor(s):

Derrick Leonard

STATE OF Tennessee, COUNTY OF Rutherford, SS:

BE IT REMEMBERED That on this 22 day of July, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Derrick Leonard**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

ERICA A. HANSBROUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2028

Notary Public

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 nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PCL22-111529-TNDQTC01010203

OATH OF CONSIDERATION

I, Derrick Leonard, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100($0.00).

Signed this 22 day of July, 2025,

Signatures of Affiant(s):

Derrick Leonard

Sworn and subscribed before me this 22 day of July, 2025.

Notary Public

ERICA A. HANSBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2028

PCL22-111529-TNDQTC01010303

22nd day of July 2025

Tennessee Certification of Electronic Document

I, BRANDON KNUDSON, 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 07/22/2025 (date of document).

Affiant Signature

Brandon Knudson,President
22nd day of July 2025

Date

State of NEVADA

County of CLARK

Sworn to and subscribed before me this 22 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/11/2029

NOTARY'S SEAL

KARLEE MCNEILL
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 17-2674-1
MY APPT. EXPIRES MARCH 11, 2029