Karen Johnson Davidson County
Batch # 1305107 DEEDQC
08/01/2025 02:28:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250801-0061277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE COEUR DE LEO FAMILY TRUST	**SAME**	**064-16-0D-031.00-CO**
(NAME) **1804 Brookmeadow Lane**	(NAME)	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Jessica Conklin and Benjamin Louverture, wife and husband,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Benjamin Zeke Dmitry Louverture and Jessica Conklin Louverture, Trustees of THE COEUR DE LEO FAMILY TRUST,** established by **The Trust Agreement of THE COEUR DE LEO FAMILY TRUST, Dated July 28, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Section One, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20001026-0106272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas McCroskey, a single man and Chelsea Lewis, a single Woman, as tenants in common with right of survivorship by Warranty deed from Christopher L. Albert, married of record in Instrument No. 20180925-0095093 Register's Office for Davidson County, Tennessee, dated September 20, 2018 and recorded on September 25, 2018.

The said Thomas McCroskey and Chelsea Lewis are now married. As such, Chelsea Lewis is now known as Chelsea McCroskey.

Further being the same property conveyed to Jessica Conklin and Benjamin Louverture, wife and husband, from Thomas McCroskey and Chelsea McCroskey, Husband and Wife, by Warranty Deed dated May 27, 2022 and recorded on June 17, 2022, of record in Instrument No. 20220617-0069959, Register's Office for Davidson County, Tennessee.

The said Jessica Conklin and Jessica Conklin Louverture are one in the same person.

This conveyance is subject to:
•Taxes for the year 2022 and subsequent years.
•Plan of record as Instrument Number 20001026-0106272, Register's Office of Davidson County, Tennessee.
•Covenants, Conditions and Restrictions of record in Instrument Number 20001011-0100896, Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020123-0009419, Instrument No. 20020506-0055597 and Instrument No. 20020718-0086907, Register's Office for Davidson County, Tennessee.
•By-Laws of record in Instrument Number 20001101-0108604, in the Register's Office for Davidson County, Tennessee.
•Charter of Truxton Park Homeowners Association, Inc. of record in Instrument Number 20001101-0108603, in the Register's Office for Davidson County, Tennessee.
•Conveyance of Commons Areas of record in Instrument Number 20050311-0027268, in the Register's Office for Davidson County, Tennessee.
•Any and all existing easements and restrictions as shown of record not stated herein.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **1804 Brookmeadow Lane, Hermitage, TN 37076.**

Witness our hands, this the 28th day of July, 2025.

Benjamin Louverture

Jessica Conklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin Louverture** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 28th day of July, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jessica Conklin** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 28th day of July, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public