Prepared by & Return to:
Byrne Westmoreland, PLLC
1326 Hardwood Trail
Cordova, TN 38016

Karen Johnson Davidson County
Batch# 1313906 DEEDQC
08/25/2025 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250825-0067675

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That

JASON R. LEGER, unmarried (the "Grantor")

for and in consideration of TEN AND NO/100 ($10.00), cash in hand and other good and valuable consideration do hereby bargain, sell, remise, release, quit claim and convey unto

JASON R. LEGER, Trustee of the JASON LEGER LIVING TRUST dated August 21, 2025, and any amendments thereto (the "Grantee")

all Grantor's right, title, and interest in and to the following described real estate located in the County of Davidson, State of Tennessee, to wit:

Unit No. 96, in Building 26, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 200610250132473, and amended in Instrument No. 20061106137656, and as amended in Instrument No. 20071105013490, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed Jason R. Leger, a married man by Warranty Deed of record in Instrument No. 20081218-0121215 in said Register's Office. Jason R. Leger, now unmarried, was divorced from his ex-spouse, Sally Leger, pursuant to Final Decree of Divorce filed of record under Docket No. CT-003933-18 in Circuit Court of Shelby County Tennessee for the Thirtieth Judicial District at Memphis.

This Property is municipally known as: 316 Griffin Place, Hermitage, TN 37076

Parcel Number : 064-16-O-E/096.00

THIS INSTRUMENT IS BEING PREPARED BASED ON INFORMATION PROVIDED BY THE GRANTORS AND WITHOUT BENEFIT OF A TITLE SEARCH AT THE REQUEST OF THE GRANTORS.

IN TESTIMONY WHEREOF, I have executed this instrument this 21st day of August 2025.

Jason R. Leger

Jason R. Leger

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned Notary, personally appeared Jason R. Leger, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of August 2025.

JOHN B. WESTMORELAND III
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-17-2029

Notary Public

My Commission Expires: 4-17-2029

PROPERTY ADDRESS:
316 Griffin Place, Memphis, TN 37076

PROPERTY OWNER AND ADDRESS
AND MAIL TAX NOTICES TO:
Jason Leger Living Trust
316 Griffin Place
Hermitage, TN 37076

I, or we swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 21st day of August 2025.

Notary Public

My commission expires: 4-17-2029

JOHN B. WESTMORELAND III
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-17-2029

Tennessee Certification of Electronic Document

I, Ryan E. Byrne, 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 August 21 (date of document).

Ryan E. Byrne
Affiant Signature

August 21, 2025
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21st day of August, 2025.

JOHN B. WESTMORELAND III
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-17-2029

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: ~~10/26/2025~~ 4-17-2029