Karen Johnson Davidson County
Batch # 1324468 DEEDQC
09/22/2025 08 06 06 AM 2 pgs
Fees $12 00 Taxes $0 00
20250922-0075292

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This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Peter Leininger
3004 Ironwood Drive
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **096-10**
GROUP
PARCEL **15.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar and other valuable consideration, **Peter Leininger,** hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **Peter Leininger and Sydney Noh, husband and wife,** hereinafter called the "GRANTEES", their heirs and assigns, all their right, title and interest in a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of CLOVERHILL SUBDIVISION, SECTION 11, as shown by plat and survey of record in Plat Book 2133 page 46, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peter Leininger by deed August 12, 2016 from William M. Benson and wife, Diana Benson, of record in Instrument No. 20160816-0085468, Register's Office for Sumner County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is improved property known as 3004 Ironwood Dr, Nashville, Tennessee 37214.

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

WITNESS my hand this the 17 day of Septemner, 2025.

Peter Leininger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Peter Leininger**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 17 day of September, 2025.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/5/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 17 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 9-5-28

*NO title search was performed. All information was provided by said parties.