Karen Johnson
Batch # 1326641
09/25/2025 08 17 28 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250925-0076356

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775



STATE OF TENNESSE

COUNTY OF DAVIDS

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

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

Notary public

My commission Expires: 10/26/2025

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Joy Renee Leymon Living Trust 4318 General Bate Dr Nashville, TN 37204	Joy Renee Leymon Living Trust 4318 General Bate Dr Nashville, TN 37204	131-08-0C-002.00-CO

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Joy Renee Leymon, an unmarried woman, as to a 2/3 percent undivided interest, does hereby quitclaim, transfer and convey unto Joy Renee Leymon, as Trustee of the Joy Renee Leymon Living Trust dated September 17, 2025, the real property in Davidson County, State of Tennessee, and more particularly described as Exhibit "A".

Being the same property conveyed to Joy Renee Leymon, an unmarried woman, as to a 2/3 percent undivided interest, and Laurie Dee Smith, an unmarried woman, as to a 1/3 percent undivided interest, from Joy Renee Leymon, an unmarried woman, by Warranty Deed dated October 20, 2024, and recorded on November 6, 2024, as Instrument No. 20241106-0086103, Register's Office for Davidson County, Tennessee.

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

Property Address: 107 Colony Court, Nashville, Tennessee 37204

Witness my hand this 17th day of September, 2025.

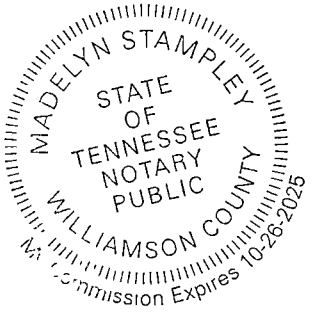
Joy Renee Leymon, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Joy Renee Leymon, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, September 17, 2025.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: 10/26/2025

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B, Lot 1, a Condominium as shown on the Plan of Colony Court, of record in Plat Book 6250, Page 116, Register's Office for Davidson County, Tennessee, and described in a Master Deed Establishing a Horizontal Property Regime of Colony Court of record in Book 6379, Page 242 (Exhibit "D"), and By-Laws appended thereto at page 273, 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 apartments, property, co-owners and tenants of Colony Court, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6379, Page 242, Register's Office Davidson, County are incorporated by reference

and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed.