Karen Johnson Davidson County
Batch# 1333869 DEEDQC
10/15/2025 10:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251015-0082024

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE. Affiant Subscribed and sworn to before me this 14th day of October, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Cary Bennett Leaman and Emily Bond Leaman, Trustees 4022 Aberdeen Road Nashville, Tennessee 37205	SAME	103 08 0 255.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cary Bennett Leaman and wife, Emily Bond Leaman**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Cary Bennett Leaman and Emily Bond Leaman, Trustees of the Cary & Emily Leaman Living Trust, established by the Revocable Trust Agreement of Cary Bennett Leaman and Emily Bond Leaman dated October 14, 2025**, as amended and restated 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 Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 14th day of October, 2025.

Cary Bennett Leaman

Emily Bond Leaman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cary Bennett Leaman and Emily Bond Leaman, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of October, 2025.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the Easterly 40 feet front and 48 feet rear of Lot No. 24 and the Westerly 40 feet front and 42 feet rear of Lot No. 25 "H" on the Plan of Cherokee Park, Second Section, as of record in Book 547, Pages 175 and 176, Registers Office for Davidson County, Tennessee.

Said parts of Lot Nos. 24 and 25 front together 80 feet on the Northerly side of Aberdeen Road and run back 106 feet, more or less, on the Westerly line and 112 feet, more or less, on the Easterly line to the Southerly line of Lot Nos 19 and 20, measuring 90 feet thereon.

Being the same property conveyed to Cary Bennett Leaman and wife, Emily Bond Leaman by deed from Cary B. Leaman, of record as Instrument No. 20250429-0032911, Register's Office for Davidson County, Tennessee.

This is improved property known as 4022 Aberdeen Road, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 October 14, 2025.

10/15/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of October, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

