Karen Johnson Davidson County
Batch# 1333895 DEEDQC
10/15/2025 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251015-0082057

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

Carolyn Leath
Affiant

Sworn to and subscribed before me this 12th day of September, 2025.

SHARON STONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Sharon Stone
Notary Public
My Commission Expires: 10/4/2027

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of September, 2025, among:

CAROLYN LEATH, A WIDOW,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CAROLYN LEATH, TRUSTEE OF THE CAROLYN LEATH FAMILY TRUST DATED SEPTEMBER 12, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: Being Lot No. 10 on the Plan of Brandywine Farms, Section I, as of record in Book 3600, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 145.0 feet on the westerly margin of Brandywine Drive and extends back 356.4 feet on the northerly line and 361.1 feet on the southerly line to a rear line on which it measures 90.6 feet thereon.

Being the same property conveyed to William Leath and Carolyn Leath, a widow, by Warranty Deed from Matthew John Galas and Dorothy H. Galas, his wife, dated November 15, 1988, and recorded June 16, 1989, in Book 7866, pages 893-896, in the Register's Office for Davidson County, Tennessee. Mr. William Leath having passed away on September 12, 2021, with Carolyn Leath receiving his full share.

This improved property is situated at 400 Brandywine Drive, Old Hickory, TN 37138.

THIS DEED has been prepared solely upon information furnished by **Carolyn Leath.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

CAROLYN LEATH

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Carolyn Leath**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of September, 2025.

SHARON STONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sharon Stone, Notary Public
My Commission Expires: 10/04/2027

Owner Name & Property Address:

Carolyn Leath, Trustee
Carolyn Leath Family Trust dated September 12, 2025
400 Brandywine Drive
Old Hickory, TN 37138

Responsible Party For Taxes:

Carolyn Leath, Trustee
Carolyn Leath Family Trust dated September 12, 2025
400 Brandywine Drive
Old Hickory, TN 37138

Tax Map and Parcel: 064 01 0 006.00

Certificate of Authenticity

I, Trent Linville, 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 September 12, 2025.

Date

Affiant Signature

9/12/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 9th day of September, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

