Karen Johnson Davidson County
Batch# 1335464 DEEDQC
10/17/2025 02:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251017-0083021

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

DM-ARG-25-115

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bjorn Hilligardt and Loren Hilligardt	**Same as new owner**	
(NAME)	(NAME)	**093-16-0Z-002.00-CO**
75-346 Hualalai Rd.,Apt C-105		
(ADDRESS)	(ADDRESS)	
Kailua Kona, HI 96740		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH LEACH,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BJORN HILLIGARDT AND LOREN HILLIGARDT** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A and Unit No. B on the Plan of OneHundredThirteen Lewis Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for OneHundredThirteen Lewis Street, a Horizontal Property Regime with Private Elements at Instrument No. 20250423-0031263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Dogwood Financial Services LLC, a Tennessee Limited Liability Company by Warranty Deed from Frank Wilkerson, an unmarried individual of record in Instrument No. 20160902-0092699 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on September 2, 2016.

Being a portion of the same property conveyed to Lori Roddam by Quitclaim Deed from Dogwood Financial Services, LLC, a Tennessee limited liability company of record in Instrument No. 20211026-0143869 Register's Office for Davidson County, Tennessee, dated September 1, 2021 and recorded on October 26, 2021.

Being a portion of the same property conveyed to Lori Roddam, unmarried, and Deborah Leach, unmarried by Quitclaim Deed from Lori Roddam, unmarried of record in Instrument No. 20220713-0080428 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on July 13, 2022.

Being a portion of the same property conveyed to Bjorn Hilligardt and Loren Hilligardt, husband and wife by Quitclaim Deed from Loren Hilligardt, a married woman (f/k/a Loren Roddam) of record in Instrument No. 20240806-0059800 Register's Office for Davidson County, Tennessee, dated July 22, 2024 and recorded on August 6, 2024.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **115 and 113 Lewis Street, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 17th day of October, 2025.

Deborah Leach

Deborah Leach

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 17th of October, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **10/17/2025** (date of document).

Affiant Signature

Date **10/17/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **17** day of **October**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027