PREPARED BY:
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Karen Johnson Davidson County
Batch # 1342407 DEEDQC
11/06/2025 08:55:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251106-0088428

QUITCLAIM DEED

Current Owner	Send Tax Bills To:	Map and Parcel Numbers
Lillian Marie Landeo 55 Vaughn's Gap Rd. Nashville, TN 37221	Lillian Marie Landeo 55 Vaughn's Gap Rd. Nashville, TN 37221	12915005700

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, by these presents, we, David Dante Landeo, individually, and Isabel Diana Landeo Maxwell, individually and as executor of the **Estate of Isabel Ascension Landeo**, Davidson County Probate Court No. 22P-859, do hereby quitclaim and convey unto Lillian Marie Landeo, her successors and assigns, all our right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

> BEING Lot No. 3 on the Plan of Warner Park Valley, Section II, as of record in Book 3600, page 20, Register's Office for said County, and part of Park Lane, now closed by Council Bill 69-780.
>
> Said Lot No. 3 and part of Park Lane (closed by Council Bill 69-780) fronts a total of 155.0 feet on the west margin of Vaughn's Gap Road and runs back 104.5 feet on the south line and 160 feet, more or less, on the north line to a line in the rear which measures a total of 139.79 feet thereon.
>
> Being the same property conveyed to Dante Landeo and wife, Isabel Landeo, by deed from Isabel D. Maxwell of record in Book 8507 Page 217 Register's office for Davidson County, Tennessee. Dante Landeo died on August 23, 2019 while married to Isabel Landeo. Title to this property vested in Isabel Landeo on the death of Dante Landeo. Isabel Landeo and Isabel Ascension Landeo are one and the same person. Isabel Landeo died on October 5, 2020. The last will and testament of Isabel Ascension Landeo was admitted for probate in the Probate Court for Davidson County, Tennessee, Case No. 22P-859 and is recorded as document number 20250819-0065923 in the Register of Deeds office for Davidson County, Tennessee.

This is improved property known as 55 Vaughn's Gap Rd., Nashville, TN 37205.

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

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title. The property description is taken from the prior instrument.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13th day of October 2025.

Isabel Diana Landeo Maxwell

Isabel Diana Landeo MaxwelL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Hemant Patel, a Notary Public in and for said County and State, the within named **Isabel Diana Landeo Maxwell**, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of October, 2025.

Patel H. J.
Notary Public

HEMANT PATEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

My Commission Expires: 07/02/2029

David Dante Landeo

David Dante Landeo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy N Conti, a Notary Public in and for said County and State, the within named, **David Dante Landeo**, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of October, 2025.

Amy N Conti
Notary Public

AMY N. CONTI
Notary Public
State of South Carolina
My Commission Expires Apr 24, 2035

My Commission Expires: 4/24/2035

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Isabel Diana Landeo Maxwell
Affiant

Sworn to and subscribed before me, this the 13 day of October 2025.

Patel H. J.
Notary Public

HEMANT PATEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

My Commission Expires: 07/02/2029