Address New Owner	Map-Parcel Numbers	Send Tax Bills To
Patrick Ryan Leddin and Jamie Parks Leddin, Co-Trustees 1014 Paris Avenue Nashville, TN 37204	**118 01 0 236.00**	**SAME**

Karen Johnson Davidson County
Batch # 1357253 DEEDQC
12/12/2025 08 22 24 AM 3 pgs
Fees $17 00 Taxes $0 00

20251212-0098931

This instrument prepared by Carter Shelton Jones
2021 Richard Jones Road, Suite 240, Nashville, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Patrick Ryan Leddin and wife, Jamie Parks Leddin, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Patrick Ryan Leddin and Jamie Parks Leddin, Co-Trustees of the Leddin Family Revocable Trust dated December 9, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **1014 Paris Avenue, Nashville, TN 37204**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 9th day of December, 2025

KATIE CESSNA
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination, and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 9th day of December, 2025

PATRICK RYAN LEDDIN

JAMIE PARKS LEDDIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick Ryan Leddin and Jamie Parks Leddin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of December, 2025

Notary Public

My Commission Expires.
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Being Lot 58 of Dr. L.G. Noel's Second Subdivision of Idlewild, or record in Plat Book 332, Page 77, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

THIS CONVEYANCE IS SUBJECT TO: 1) All matters on the Plan of record in Plat Book 332, page 77, Register's Office for Davidson County, Tennessee; 2) Sewer easement of record in Book 716, page 763, and Book 2443, page 219, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Patrick Ryan Leddin and wife, Jamie Parks Leddin (as tenants by the entirety) from Aubrey Taylor Preston, married, by warranty deed filed for record on June 23, 2016, Instrument Number 20160623-0064118, as of record in the Register's Office for Davidson County, Tennessee