Karen Johnson Davidson County
Batch # 1358035 DEEDQC
12/15/2025 09:53:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251215-0099409

This Instrument Prepared By:
Charles J. Allen (TNB #030059)
Edmondson Sage Allen, PLLC
402 Enterprise Drive
Oxford, Mississippi 38655
662-371-4110

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes**	**Parcel ID#**
Leask Family Living Trust dated November 12, 2025 C/O Linden James Leask, Trustee 402 Van Buren Street Nashville, Tennessee 37208 (615) 618-3756	Leask Family Living Trust dated November 12, 2025 C/O Linden James Leask, Trustee 402 Van Buren Street Nashville, Tennessee 37208 (615) 618-3756	P/O 82-9-77.00 & 78.00

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 5 day of December 2025, by and between Linden J. Leask (as "Grantor") and Linden James Leask, as Trustee of the Leask Family Living Trust dated November 12, 2025 (as "Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 402 Van Buren Street, Nashville, Tennessee 37208:

Land in Davidson County, Tennessee, being Unit 402, THE MORGAN PARK PLACE CONDOMINIUMS, as established under Master Deed of record in Instrument 20050831-0104621, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to New Urban Construction, LLC by Warranty Deed from Anthony L. Werthan recorded April 7, 2005 in Instrument No. 20050407-0038334, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Linden J. Leask and wife, Susan Armiger, by Warranty Deed from New Urban Construction, LLC recorded September 27, 2006, in Instrument No. 20060927-0119407, Register's Office for Davidson County, Tennessee, and that same property conveyed to Linden Leask from Susan Armiger in Instrument No. 20100928-0077062.

Source of Grantor's equitable interest is a Quitclaim Deed from Susan Armiger, pursuant to an in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement (Domestic Action No. 10D01793), to Grantor recorded as Instrument No. 20100928-0077062 in the Register's Office of Davidson County, Tennessee, on September 28, 2010.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

LINDEN J. LEASK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Notary Public in and for the jurisdiction aforesaid, personally appeared Linden J. Leask, 402 Van Buren Street, Nashville, Tennessee, with whom I am personally acquainted or who has proved his identity to me on the basis of satisfactory evidence, the within named bargainor, who acknowledged that he executed the foregoing instrument for the purpose therein contained.

CYNTHIA LARA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 22, 2029

WITNESS my hand and seal, this 5th day of December 2025.

Notary Public
My Commission Expires: 1-22-2029

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is Zero Dollars ($0.00).

Linden J. Leask, Affiant

CYNTHIA LARA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 22, 2029

Subscribed and sworn to before me this 5th day of December 2025.

Notary Public
My Commission Expires: 1-22-2029