Karen Johnson Davidson County
Batch # 1365998 DEEDQC
01/06/2026 09:01:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260106-0000701

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
Jonathan Lehman Living Trust
Krista G. Ritter Revocable Trust
3612 C West End Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
104-09-0W-124.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Jonathan Lehman, Trustee of The Jonathan Lehman Living Trust dated 9/29/2012,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Jonathan Lehman, Trustee of The Jonathan Lehman Living Trust dated 9/29/2012 as to a 2/3 undivided interest and Krista G. Ritter, Trustee of The Krista G. Ritter Revocable Trust Agreement #1 as to a 1/3 undivided interest both as Tenants in Common**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 124 on the Final Plat of Major Subdivision of Richland Hall, Section II formerly known as Welch Property Subdivision, Section II of record at Instrument No. 201606210062851, 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 the same property conveyed to The Jonathan Lehman Living Trust by Special Warranty Deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20200729-0083373, Register's Office for Davidson County, Tennessee.

This is improved property known as:3612 C West End Avenue, Nashville, TN 37205.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS our hands this the 31st day of December, 2025.

Jonathan Lehman Living Trust dated 9/29/2012

Jonathan Lehman, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jonathan Lehman, Trustee of the Jonathan Lehman Living Trust dated 9/29/2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of December, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 31st day of December, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027