Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 1369910 DEEDQC
01/15/2026 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260115-0003728

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Leigh M. Fitts, Trustee Leigh M. Fitts Revocable Living Trust 4505 Harding Pike, #23W Nashville, TN 37205	New Owner	116030A03400CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Leigh Fitts**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Leigh M. Fitts, Trustee, Leigh M. Fitts Revocable Living Trust Agreement dated January 15, 2026,** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Unit No. 23W on the Plan of Royal Oaks Tower Condominium Apartments, of record in Plat Book 4460, page 189 corrected in Book 4728, page 756, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, page 901, amended in Book 4798, page 813, said Register's Office.

Being the same property conveyed to **Leigh Fitts, unmarried**, by Quitclaim Deed dated February 14, 2006, from **Samuel Fitts, Jr. and wife, Melissa Mabry**, recorded in Instrument No. 20060227-022377, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **4505 Harding Pike #23W, Nashville, TN 37205**.

Leigh Fitts and **Leigh M. Fitts** are one and the same person.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 15th day of January 2026.

Leigh Fitts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Leigh Fitts**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of January 2026.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 15th day of January 2026.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 January 15, 2026.

Affiant Signature

January 15, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of January 2026.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

