QUITCLAIM DEED

MATTIE MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

C. S.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Jan, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

Karen Johnson
Batch # 1374537
02/02/2026 08:23:34 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260202-0006781

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
The Mighty Leopard Living Trust, U/A/D September 3, 2025	**NEW OWNER**	
(NAME)	(NAME)	**08301021900**
1806 Lillian Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christian Sedelmyer ("Grantor") by these presents does herby convey, assign, and quitclaim to The Mighty Leopard Living Trust, U/A/D September 3, 2025, ("Grantee") its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the plan of W.H. Hyronemous Addition as of record in Book 161, Page 174, Register's Office for said County, and part of Lot No. 8 in the division of the Estate of John Hobson, deceased as of record in Minute Book "L", Page 363, Circuit Court for Davidson County, Tennessee, described as follows:

Beginning at a point on the Southerly margin of Granada Avenue, formerly Bailey Avenue 145.6 feet Westwardly from the Gallatin Pike, as widened: running thence Southwardly parallel with the Westerly margin of the Gallatin Pike 120 feet, more or less, to the Southerly margin of the lot conveyed by Thos. S. Weaver, Clerk and Master, to Lula A. Lanier, by deed of record in Book 267, Page 257, said Register's Office; thence Westwardly along the Southerly margin of said last mentioned lot, 50 feet to the Southwest corner of the same; thence Northwardly parallel with the Westerly margin of The Gallatin Pike 119 feet to a point in the Southerly margin of the Granada Avenue; thence Eastwardly along the margin of said Granada Avenue 50 feet to the beginning.

Being the same property conveyed to Christian Sedelmyer, an unmarried man by deed from Jordan Taylor Sloan, married of record in Instrument No. 20190829-0087440, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 1042 Granada Ave., Nashville, TN 37206

PH

Witness my hand this the 23rd day of January, 2026.

Christian Sedelmyer

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 Christian Sedelmyer (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of Jan, 2026.

Notary Public
My Commission Expires: 11/05/29

MATTIE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

PH