QUITCLAIM DEED

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)

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

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

20260202-0006782

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)	**11903015400**
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 Lot No. 1 on the Plan of Resubdivision of Lot 84 and a Reserved Parel of Hill-N-Dale, Section 2 of record in Plat Book 5190, Page 279, Register's Office Davidson County, Tennessee, formerly Lot No. 84 on the Plan of Hill-N-Dale, Section 2, of record in Book 4175, Page 5, Register's Office Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Christian Sedelmyer and Jon Sedelmyer by Warranty Deed of record at Instrument No. 20150303-008148, Register's Office Davidson County, Tennessee.

Being also the same property conveyed to Christian Sedelmyer by Quitclaim Deed of record at Instrument No. 20160126-0007141, Register's Office 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: 524 Foothill Dr., Nashville, TN 37217

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



PH