Karen Johnson Davidson County
Batch# 1389185 DEEDQC
03/06/2026 08:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260306-0017946

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
RÉAL HENRI-PAUL LECLERC and TARA EASTLAND LECLERC, CO-TRUSTEES 311 Sunnyside Drive Nashville, TN 37205	RÉAL HENRI-PAUL LECLERC and TARA EASTLAND LECLERC, CO-TRUSTEES 311 Sunnyside Drive Nashville, TN 37205	116 07 0 010.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, TARA EASTLAND LECLERC and RÉAL HENRI-PAUL LECLERC (the "Grantor"), hereby quitclaim and convey to RÉAL HENRI-PAUL LECLERC and TARA EASTLAND LECLERC, CO-TRUSTEES OF THE LECLERC COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

Being property known as 311 Sunnyside Drive, Nashville, Tennessee.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5th day of March, 2025.

TARA EASTLAND LECLERC

RÉAL HENRI-PAUL LECLERC

STATE OF TENNESSEE
COUNTY OF Tennessee

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid TARA EASTLAND LECLERC and RÉAL HENRI-PAUL LECLERC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 5th day of March, 2025.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF Tennessee

The actual consideration for this transfer is $0.

Affiant

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

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being a parcel of land known as 4400 Malone Avenue in the city of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Davidson County, Tennessee, said parcel being located in the northwesterly quadrant of the intersection of Malone Avenue and Sunnyside Drive, being Lots 5 and 6 of Block "A" as described on an unrecorded plan of the Thomas H. Malone, and Ellen F. Malone land, being the same property conveyed to Leon M. Marlow and Marjorie H. Marlowe by Deed of Record in Book 1807, page 103, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Malone Avenue, said monument being located S 64 degrees 02 minutes 23 seconds W, 24.85 feet from the westerly right-of-way line of Sunnyside Drive;

THENCE, with said northerly line of Malone Avenue, S 64 degrees, 02 minutes, 23 seconds W, 223.54 feet to a concrete monument;

THENCE, leaving said northerly right-of-way line with the easterly line of property conveyed to J. Kenneth Jacobs and Ellen W. Jacobs by Deed of Record in Book 7033, Page 116, said Register's Office, N 26 degrees, 7 minutes, 27 seconds W, 340.19 feet to a concrete monument;

THENCE, leaving said easterly line with the southerly line of property conveyed to P. Millard Cohen and Peggy L. Cohen by Deed of Record in Book 4868, Page 64, said Register's Office, N 63 degrees 55 minutes 46 seconds E, 249.74 feet to a concrete monument in the westerly right-of-way line of Sunnyside Drive;

THENCE, leaving said southerly line with the westerly right-of-way line of Sunnyside Drive, S 25 degrees 54 minutes 00 seconds E, 315.71 feet to a concrete monument (Said call was erroneously omitted from prior conveyance);

THENCE, continuing with a curve to the right 39.12 feet to a concrete monument and the point of beginning, said curve having a central angle of 89 degrees (erroneously referred to as 39 degrees in prior conveyance) 05 minutes, a radius of 25.00 feet, a tangent of 24.85 feet, and a chord of S 18 degrees 57 minutes, 12 seconds W, 35.25 feet.

Containing 84,656 square feet or 1.94 acres, more or less.

Being the same property conveyed by deed of record as Instrument #20230612-0044626, Register's Office for Davidson County, Tennessee.

202603060017946

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 03-05-2026 (date of document).

Lucretia Albert
Affiant Signature

03/05/2026
Date

State of Tennessee

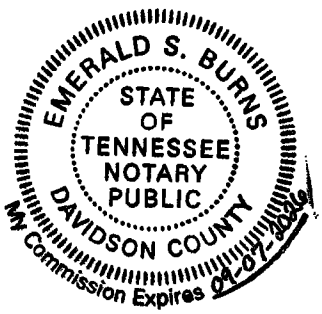
County of Davidson

Sworn to and subscribed before me this 05 day of March, 2026.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202603060017946