Karen Johnson Davidson County
Batch# 1409744 DEEDQC
04/22/2026 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260422-0033212

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

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.
James O. McLeod, Jr. and Sarah M. McLeod, Co-Trustees McLeod Family Revocable Living Trust 221 Carden Avenue Nashville, TN 37205	New Owner	10413003500

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, **James O. McLeod and wife, Sarah M. McLeod**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **James O. McLeod, Jr. and Sarah M. McLeod, Co-Trustees, McLeod Family Revocable Living Trust Agreement dated April 21, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 41 and the northerly 5 feet of Lot No. 42 on the map of Bransford Realty Company's Subdivision of Lots No. 8, 10, 11, 12 and part of 9 in Block "E" and Lots No. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,19 and part of 8 in Block "F" and Lots No. 6–23, inclusive, in Block "G" of Whitland Realty Company's Subdivision, of record in Plat Book 547, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 and part of Lot No. 42 front together 60 feet on the westerly side of Carden Avenue and extend back between parallel lines 200 feet to a dead line.

Being the same property conveyed to **James O. McLeod and wife, Sarah M. McLeod**, by Warranty Deed dated April 28, 2006, from **Dianne G. Green and husband, John W. Green**, recorded in Instrument No. 20060428-0049094 Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **221 Carden Avenue, Nashville, TN 37205.**

James O. McLeod and **James O. McLeod, Jr.** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 21st day of April 2026.

James O. McLeod

Sarah M. McLeod

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 **James O. McLeod**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April 2026.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

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 **Sarah M. McLeod**, 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 21st day of April 2026.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

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 21st day of April 2026.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 06 2027

Certificate of Authenticity

I, **Josh Tillman**, 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 April 21, 2026.

Affiant Signature

April 21, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of April 2026.

Notary's Signature

My Commission Expires: 12/10/2029

Notary's Seal:

KATHERINE E. EVEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec. 10, 2029
COUNTY OF WILLIAMSON