Karen Johnson
Batch # 1410390
04/23/2026 10:44:26 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260423-0033926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE LESH FAMILY REVOCABLE LIVING TRUST	**SAME**	**143-02-0A-064-00**
(NAME) **589 Harpeth Trace Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Scott Lesh and Kristin Lesh, husband and wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Scott Lesh and Kristin Lesh, Trustees of THE LESH FAMILY REVOCABLE LIVING TRUST, dtd 04/21/2026,** established by **The Trust Agreement of THE LESH FAMILY REVOCABLE LIVING TRUST, dtd 04/21/2026**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 64 on the Subdivision Revision of Lots 63 & 64, Harpeth Trace Estates, Phase III, as shown on plat of record in Instrument No. 20190603-0052602, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Brigitte Anschutz, Trustee of the Anschutz Living Trust dated November 1, 2023, by Quitclaim Deed from Brigitte D. Anschuetz, an unmarried woman, dated 11/1/2023 and recorded 12/5/2023 In Instrument No. 20231205-0093647, in the Register's Office of Davidson County, Tennessee. Scrivener's Affidavit to correct legal description of record In Instrument No. 20260202-0006754, Register's Office for Davidson County, Tennessee. The said Brigitte Anschutz Is also known as Brigitte D. Anschuetz.

Further being the same property conveyed to Scott Lesh and Kristin Lesh, husband and wife, from Brigitte Anschutz, Trustee of the Anschutz Living Trust dated November 1, 2023, by Warranty Deed dated January 29, 2026, of record in Instrument No. 20260202-0006989, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Inst. No. 20190603-0052602, said Register's Office, to which Plan reference is made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357, Book 6274, page 148, Inst. No. 20200109-0003184, Inst. No. 20200804-0085695, Inst. No. 20220804-0088772, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC3604c. Charter of Harpeth Trace Services Association of record in Book S120, page 199, said Register's Office.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **589 Harpeth Trace Drive, Nashville, TN 37221.**

Witness our hands, this the 21st day of April, 2026.

Scott Lesh

Kristin Lesh

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 **Scott Lesh** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

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

My Commission Expires: 1/22/2030

JAD C. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public

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 **Kristin Lesh** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

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

My Commission Expires: 1/22/2030

JAD C. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public