Karen Johnson Davidson County
Batch# 1419931 DEEDQC
05/13/2026 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260513-0043144

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 13th day of May, 2026.

Marcia Escobar
Notary Public

My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Mariah Fields & Sierra Leach
2837 Colonial Circle,
Nashville, TN 37214

SEND TAX BILLS TO:
Mariah Fields & Sierra Leach
2837 Colonial Circle,
Nashville, TN 37214

MAP AND PARCEL NUMBER: 09606005000

QUITCLAIM DEED
26NT01029

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Sierra Leach, an unmarried woman

By these presents do remise, release and **QUITCLAIM** unto

Mariah Fields & Sierra Leach, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Colonial Village, of record in Plat Book 1424, page 58, Register's Office for said County.

Being the same property conveyed to Johnny L. Claud and wife, Ruth E. Claud from William W. Castleman, Jr. and wife, Helen C. Castleman, by Warranty Deed dated 08/23/1962 and recorded 08/24/1962 in Book 3430, page 439, Register's Office of said County. Ruth E. Claud died on 05/18/2016 leaving Johnny L. Claud as surviving tenant by the entirety.

Johnny Lewis Claud Sr died 06/06/2024, with intestate probate in the Davidson County Probate Court, Case no. 24P1872, leaving his heirs-at-law as follows, as evidenced by affidavits of heirship recorded on April 7, 2026 as instrument numbers 20260407-0027658 AND 20260407-0027659 at Register's office for Davidson County, Tennessee: Johnny Lewis Claud Jr & Nancy Cheryl (Claud) Fisher.

Being the same property conveyed to Sierra Leach, an unmarried woman by Warranty Deed from Johnny Lewis Claud, Jr. and Nancy Cheryl Fisher, Heirs of the Estate of

Johnny Claud, Sr. as recorded April 7, 2026 in Book N/A at Page N/A as Document 20260407-0027660 At Davidson County Register of Deeds.

This is an improved property commonly known as: 2837 Colonial Circle, Nashville, TN 37214

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of May, 2026.

Sierra Leach

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Sierra Leach,** the within named bargainer, 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 at office this 13th, **day of** May, 2026.

NOTARY PUBLIC SIGNATURE

My Commission Expires: 10-25-2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Mariah Fields

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Mariah Fields,** the within named bargainer, 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 at office this 13th, **day of** May, 2026.

NOTARY PUBLIC SIGNATURE

My Commission Expires: 10-25-2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202605130043144

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-13-26 (date of document).

Affiant Signature

5-13-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th of May, 2026

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

(SEAL)

