Karen Johnson Davidson County
Batch# 1424051 DEEDQC
05/21/2026 03:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260521-0046682

**This Instrument was Prepared by and Returnable to (After Recordation):**
Ashworth & Rye, PLLC
Brian T. Hurst, Attorney at Law
237 2nd Avenue South
Franklin, Tennessee 37064

# QUITCLAIM DEED

| Name & Address of New Owner: | Send Tax Bill(s) To: | Map & Parcel No.: |
|---|---|---|
| 203 Leake, LLC<br>105 SE Parkway Suite 102<br>Franklin, TN 37064 | New Owner | 116-13-0-130.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PAUL OZZIMO AND JULIE A. OZZIMO, TRUSTEES OF THE OZZIMO FAMILY TRUST DATED APRIL 11, 2011**, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey unto **203 LEAKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, all of the Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

See attached **Exhibit A**, which is incorporated herein by reference.

This is "Improved" property known as **203 Leake Avenue, Nashville, TN 37205**. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description has been supplied by a third party and the Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

21 **IN WITNESS WHEREOF**, the Grantor have caused this instrument to be executed on day of May, 2026.

**Grantors:**
**Ozzimo Family Trust dated April 11, 2011**

**By: Paul Ozzimo**
**Its: Trustee**

**By: Julie A. Ozzimo**
**Its: Trustee**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Paul Ozzimo and Julie A. Ozzimo, Trustees of the Ozzimo Family Trust dated April 11, 2011, and any amendments thereto, the within named bargainor, 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, this 21 day of May, 2026.

Notary Public

My commission expires: _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

**AFFIDAVIT**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 21 day of May, 2026.

Notary Public

My Commission Expires: _____

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

**Exhibit A**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots No. 38, 39, 40, 41, 42, and 43, The Courts of Bellemeade, of record in Book 5800, Page 367, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to OZZIMO FAMILY TRUST, by deed from LAURILO, LLC – BELLE PARKE SERIES, A NEVADA SERIES LIMITED LIABILITY COMPANY and LAURILO, LLC – BELLE PARKE II SERIES, A NEVADA SERIES LIMITED LIABILITY COMPANY, of record in Instrument No. 20260420-0032183, dated April 17, 2026, said Register's Office.

# True Copy Certification

I, Amanda R. B. Stephens, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on May 21, 2026.

Signature

5/21/26
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Amanda R. B. Stephens, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

5-21-26
Date

My Commission Expires: 2-17-30

ALYSSA PANECCASIO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY