QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1429765 DEEDQC
06/09/2026 11:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0051951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amanda M. Leung	**Same as New Owner**	
	(NAME)	
124 S 17th Street		**083-14-0-090.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **MARIAN ANDREESCU, A SINGLE PERSON,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO, **AMANDA M. LEUNG, A SINGLE PERSON,** ("GRANTEE") HER HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73 IN THE SUBDIVISION OF THE FIVE ACRES TRACT OF LAND BEING PART OF THE CHADWELL PROPERTY ON THE PRIEST HOME PLACE, BLOCK C, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK 161, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

SAID LOT NO. 73 FRONT 69.0 FEET ON THE NORTH SIDE OF RUSSELL STREET, FORMERLY RUTH STREET, AND RUNS BACK PARALLELLINES 160.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO AMANDA M. LEUNG, A SINGLE PERSON, AND MARIAN ANDREESCU, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM RONALD S. LYLE, AN UNMARRIED MAN, DATED JANUARY 2, 2025, AND FILED FOR RECORD ON JANUARY 3, 2025, AS INSTRUMENT NO. 20250103-0000575, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1919 RUSSELL STREET, NASHVILLE, TN 37206.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 5th day of June, 2026.

MARIAN ANDREESCU

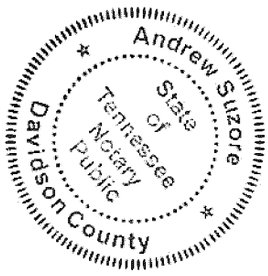
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marian Andreescu, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2026.

Notary Signature

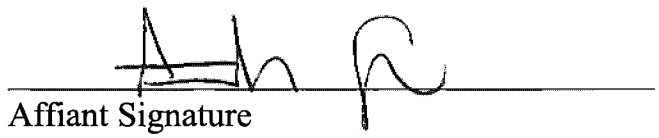
My commission expires: May 8, 2028



Certificate of Authenticity

I, Andrew Suzave, 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 June 5, 2026.

Date



Affiant Signature

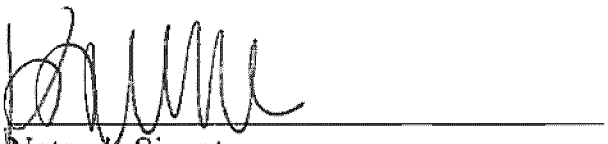
June 8, 2026

Date

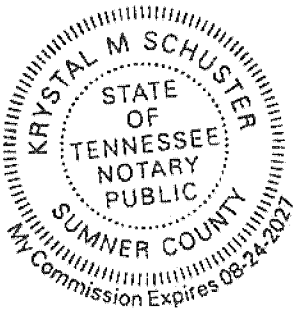
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of June, 2026.



Notary's Signature



My Commission Expires: _____

Date

Notary's Seal (if on paper)