Karen Johnson Davidson County
Batch# 1429771 DEEDQC
06/09/2026 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260609-0051959

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Nancy Leach 204 Kensington Park Nashville, TN 37215	SAME	06412004600

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **NANCY LEACH, TRUSTEE OF TRUST B (ESTELLE K. LEACH CREDIT SHELTER TRUST) OF THE LEACH FAMILY LIVING TRUST U/A/D JULY 20, 1993,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **NANCY LEACH,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 344, on the plan of SHERWOOD FOREST, SECTION 4, of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being a part of the same property conveyed to Harold R. Leach, Trustee of Trust B (Estelle K. Leach Credit Shelter Trust) established in the Leach Family Living Trust under Agreement dated July 20, 1993, by Quitclaim Deed from Harold R. Leach, Trustee of the Leach Family Living Trust established under agreement dated July 20, 1993, of record in Instrument No. 20100505-0034031, in the Register's Office of Davidson County, Tennessee, dated April 25, 2010 and recorded on May 05, 2010.. Harold R. Leach has since died, leaving Nancy Leach as Successor Trustee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This is property known as: 4708 Kalamath Drive, Old Hickory, TN 37138

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25 day of November, 2025.

Trust B (Estelle K. Leach Credit Shelter Trust) established in the Leach Family Living Trust U/A/D July 20, 1993

By:_____
Nancy Leach, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Nancy Leach, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of Trust B (Estelle K. Leach Credit Shelter Trust) established in the Leach Family Trust U/A/D July 20, 1993, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this the 25 day of November, 2025.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2025

Notary Public

My Commission Expires_____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Certificate of Authenticity

I, Pamela Matheney, 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 11/25/25.

Date

Pamela Matheney

Affiant Signature

6/9/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of June, 20 26.

Michelle Osborne

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029