Karen Johnson
Batch # 1432697
06/11/2026 10:09:27 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260611-0053026

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:
Amy Maloney 4513 Beacon Drive Nashville, TN 37215	SAME	07504006000

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 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 **AMY MALONEY,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 294 on the PLAN OF SECTION FIVE, TULIP GROVE Subdivision, of record in Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nancy Leach, Trustee of the Leach Family Living Trust U/A/D July 20, 1993, by Deed from Nancy Leach, Executor of the Last Will and Testament of Harold R. Leach, said Will being probated under Docket No. 18P1686 in the Seventh Circuit Court for Davidson County. Said deed is of record in Instrument No. 20260611-0053025, in the Register's Office of Davidson County, Tennessee.

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: 4705 Trenton Drive, Hermitage, TN 37076

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

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 Successor Trustee of 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 25th day of November, 2025.

_____
Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 ____ day of _____, 2025

_____
Notary Public

My Commission Expires_____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27