Karen Johnson
Batch # 1432698
06/11/2026 10:10:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260611-0053027

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	07511004000

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 A (SURVIVING GRANTOR 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 **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. 458, on the Plan of HIGHLANDS OF TULIP GROVE, SECTION 2, of record in Plan Book 4675, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Harold R. Leach, Trustee of Trust A (Surviving Grantor 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. 20100505-0034036, 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 and Nancy Leach is the Successor Trustee of the said trust.

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: 612 Baton Rouge Court, Hermitage, TN 37076

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

Trust A (Surviving Grantor 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 Successor Trustee of Trust A (Surviving Grantor 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

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27