Karen Johnson Davidson County
Batch# 1433509 DEEDQC
06/16/2026 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260616-0054178

RECORD AND RETURN TO:
Illona G. Leeper
317 Glenwood Drive
Mt. Juliet, TN 37122

QUITCLAIM DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2026.

NOTARY PUBLIC

My commission expires: 11/27/2027

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Illona G. Leeper Revocable Living Trust 317 Glenwood Drive Mt. Juliet, TN 37122	Same as Address of New Owner	033 14 0 011.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Illona G. Leeper, unmarried,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Illona Gray Leeper, Trustee of The Illona G. Leeper Revocable Living Trust** hereinafter called the Grantee(s), its heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plat of Pleasant Hill, as of record in Book 2900, page 67, Register's Office for said County.

Said lot fronts 115 feet on the westerly side of Trebor Drive and runs back 400.8 feet on the northerly line and 316.5 feet on the southerly line, to a dead line in the rear on which it measures 142.7 feet.

Being the same property conveyed to Illona G. Leeper from John E. Tidwell, Jr. and wife, Janet M. Tidwell by Warranty Deed dated February 28, 1992 of record in Book 8578, Page 236 in the Office of the Davidson County Register of Deeds.

This is improved property known as 608 Trebor Drive, Goodlettsville, TN 37072.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS MY HAND, this 12th day of June, 2026.

Grantor

Illona G. Leeper

Illona G. Leeper

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, **Illona G. Leeper,** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 12th day of June, 2026.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Notary Public

Jennifer Gentry

Printed Notary Name

My commission expires: 11/27/2026

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED. NO TITLE WORK REQUESTED OR PERFORMED

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12, 26 (date of document).

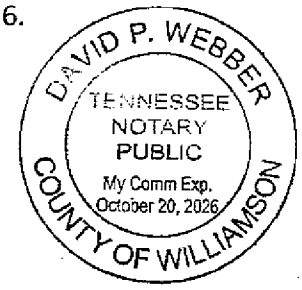
Jennifer Pennell

June 15, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 15, 2026.



Notary's Signature

My Commission Expires: _____

Notary's Seal