Karen Johnson Davidson County
Batch# 1433509 DEEDQC
06/16/2026 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260616-0054179

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

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

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

AFFIANT

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

NOTARY PUBLIC

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 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	095 11 0 074.00

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. 74 on the Plan of Cloverdale, Section 2, of record in Book 2133, Page 58, Register's Office for said County, and being more particularly described as follows:

Said Lot no. 74 fronts 94 feet on the easterly side of Larimore Drive and runs back between lines 218.5 feet on the southerly line and 214.4 feet on the northerly line, to a dead line on which it measures 68 feet.

Being the same property conveyed to Illona G. Leeper from G. Wayne Leeper by Warranty Deed dated November 11, 1985 of record in Book 7056, Page 580 in the Office of the Davidson County Register of Deeds.

This is improved property known as 2206 Larimore Drive, Nashville, TN 37214.

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: 11/27/2027

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.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal