This Instrument Prepared By and Return To:
Premier Escrow, LLC
4301 Hillsboro Pike, Ste #300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1438109 DEEDQC
06/25/2026 10:01:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260625-0057356

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
LC Group, LLC 4301 Hillsboro Pike #300 Nashville, TN 37215	New Owner	131121J00200CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Michael Blake Lea,** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **LC Group, LLC, a Tennessee Limited Liability Company,** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1126 and 1128 Biltmore Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 202509040070623, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Edwin S. Gleaves and wife, Georgia M. Gleaves by Warranty Deed from David Kaser and wife, Jane Jewell Kaser of record in Book 4250, Page 257, Register's Office for Davidson County, Tennessee, dated July 11, 1968 and recorded on July 11, 1968.

Being part of the same property conveyed to Georgia Gleaves by Quitclaim Deed from Edwin Sheffield Gleaves of record in Instrument No. 20011002-0106538 Register's Office for Davidson County, Tennessee, dated October 1, 2001 and recorded on October 2, 2001.

Being part of the same property conveyed to Michael Blake Lea, by Warranty Deed from Georgia Gleaves, dated September 2, 2025 and recorded September 4, 2025 in Instrument No. 20250904-0070622, Register's Office of Davidson County, Tennessee.

Being also known as 1126 Biltmore Drive, Nashville, TN 37203.

Witness my hand this 23rd day of June, 2026

Michael Blake Lea By James Michael Connerth, AIF

MICHAEL BLAKE LEA BY JAMES MICHAEL CONNERTH, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary having authority within the State and County aforesaid, James Michael Connerth, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Michael Blake Lea and acknowledged that he executed the same as the free act of Michael Blake Lea.

Witness my hand and official seal this 23rd day of June, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2026.

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

Commission expires: