Karen Johnson Davidson County
Batch# 1452068 DEEDQC
07/28/2026 10:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260728-0068465

THIS INSTRUMENT WAS PREPARED BY: STEVEN G. WATERS 30 BURTON HILLS BLVD., STE 200 NASHVILLE, TN 37215 THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE; THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF JULY, 2026. NOTARY PUBLIC MY COMMISSION EXPIRES: 9-7-26

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Deborah Dionne Sullivan Trust (NAME)	Deborah Dionne Sullivan Trust (NAME)	Map/Parcel 132-09-0Q-001.00-CO
4416A Lealand Lane (STREET ADDRESS)	416A Lealand Lane (STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP CODE)	Gallatin, TN 37066 (CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DEBORAH DIONNE SULLIVAN, A SINGLE WOMAN, by these presents, do hereby quitclaim and convey unto DEBORAH DIONNE SULLIVAN, TRUSTEE OF THE DEBORAH DIONNE SULLIVAN TRUST DATED APRIL 4, 2005, its successors and assigns, all of their rights, title and interests in and to a certain tract or parcel of land in the State of Tennessee, County of Davidson, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of Homes at 4416 Lealand Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4416 Lealand Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170403-0032463, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4416 Lealand Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170403-0032463, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Deborah Dionne Sullivan, a single woman, by Warranty Deed from Quoc Phan Tran and Brittany Williams Tran, husband and wife, of record in Instrument No. 20260722-0066716, Register's Office for Davidson County, Tennessee.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 4416A Lealand lane, Nashville, TN 37204.

WITNESS my hand this 27 day of July, 2026.

Deborah Dionne Sullivan

Deborah Dionne Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared, Deborah Dionne Sullivan, the bargainor, 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 official seal this 27 day of July, 2026.

Theresa L Smith

Notary Public

My Commission Expires: 9-7-26



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 7/27, 2026.

Affiant
Date: July 27 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27 day of July, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.