Karen Johnson Davidson County
Batch# 1455884 DEEDQC
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Fees: $17.00 Taxes: $0.00
20260805-0072064

THIS INSTRUMENT PREPARED BY:
BARNES & THORNBURG LLP
171 Monroe Avenue N.W. Suite 1000
Grand Rapids, MI 49503

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lance E. LeClere & Keri LeClere (NAME)	Lance E. LeClere & Keri. LeClere (NAME)	11701020000
504 S. Wilson Blvd. (STREET ADDRESS OR ROUTE NUMBER)	504 S. Wilson Blvd. (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

AS A GIFT, and without any monetary consideration, we, LANCE E. LECLERE and KERI LECLERE, TRUSTEES OF THE L & K LECLERE FAMILY TRUST dated August 19, 2013 (Grantors), having an address at 504 S. Wilson Blvd., Nashville, TN 37205, hereby quitclaim and convey to LANCE E. LECLERE and KERI LECLERE, a married couple, (Grantees), as tenants by the entirety, having an address at 504 S. Wilson Blvd, Nashville, certain real property in Davidson County, Tennessee, described as follows, to wit:

Lot No. 2 on the Plan of Resubdivision of Lot 1, 381 0 Woodlawn Drive of record in Instrument No. 20061103-0136921, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Fort Capital, LLC, a Tennessee Limited Liability Company from C. Mark Carver, Trustee, his successors and assigns, under Trust Agreement dated June 15, 2017, by Warranty Deed recorded April 12, 2021 in Instrument# 20210412-0048069, Register's Office for Davidson County, Tennessee.
Map Parcel Number: 11701020000

This is improved property known as 504 S. Wilson Blvd., Nashville, TN 37205.

STATE OF Tennessee

COUNTY OF Davidson

This conveyance is exempt from transfer tax under Tenn. Code Ann Sec. 67-4-409(a)(1)(C)(vi) as transfer executing the distribution of a revoked living trust back to its original settlors. No oath of value is required pursuant to Tenn. Code Ann Sec. 67-4-409(a)(1)(E).

Affiant _____

Lance E. LeClere

Affiant _____

Keri LeClere

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

Subscribed and sworn to before me this the 15 day of July, 2026.

(Affix Seal) *Notary Public* _____

My commission expires: 1/22/2029

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 15 day of July, 2026.

THE L & K LECLERE FAMILY TRUST dated August 19, 2013

By: _____
Lance E. LeClere, Trustee

By: _____
Keri LeClere, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the State and County aforesaid, the within named Lance E. LeClere and Keri LeClere, Trustees of the L & K LeClere Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein

Witness my hand and official seal, at office in Nashville, this 15 day of July, 2026.

_____
Notary Public

My Commission Expires: 1/22/2029

ANNA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

Tennessee Certification of Electronic Document

I, David A. Malson Jr., 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 July 15, 2026 (date of document).

Affiant Signature

August 4, 2026
Date

State of Michigan)

County of Kent)

Sworn to and subscribed before me this 4th day of August, 2026.

CAMEO D. PRICE
NOTARY PUBLIC STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires Jan 14, 2029
Acting in the County of Kent

Cameo D. Price

MY COMMISSION EXPIRES: January 14, 2029

NOTARY'S SEAL

