Karen Johnson
Batch # 1460154
08/18/2026 09:58:24 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260818-0076708

THIS INSTRUMENT PREPARED BY:
Mark Lineberry
Attorney at Law
P.O. Box 2155
Mount Juliet, TN 37121

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The Leach Family Trust 793 Goodpasture Terrace Nashville, TN 37221	New owner	Parcel ID: 149-02-0F-042.00-CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Christopher Charles Leach and Amy Leach, husband and wife, (the "Grantors"), by these presents do quitclaim, transfer and convey unto The Leach Family Trust, dated August 14, 2026, Christopher Charles Leach and Amy Harris Leach, Trustors and/or Trustees, (the "Grantee"), its successors, and assigns, all of their interest in a certain tract or parcel of Land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 42, on the Plan of Raven's Retreat, formerly Vale Ridge Townhomes, as described in the declarations of covenants, conditions and restrictions for Raven's Retreat of record in Instrument No. 20120606-0049599, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This being the same property conveyed to Christopher Charles Leach, by Warranty Deed from Robert G. McMillen, of record as Instrument No. 20211007-0135103, in the office of the Register of Deeds, Davidson County, Tennessee. Amy Leach joins in this conveyance to transfer any marital interest she may have in the property.

Said Property is improved property known as 182 Shiaway Ct., Nashville, TN 37217.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. This instrument was prepared based on information furnished by the parties. The preparer makes no representations or warranties as to the accuracy thereof of the status of the title to the property described herein. Said property is conveyed subject to such limitations, restrictions, and encumbrances of record as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names on this 14 day of AUGUST, 2026.

Christopher Charles Leach

Amy Leach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christopher Charles Leach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). the within named bargainor, and acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 14 day of AUGUST 2026.

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Allen McCroskey
NOTARY PUBLIC
My Commission expires: 9-7-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Amy Leach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). the within named bargainor, and acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 14 day of AUGUST 2026.

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Allen McCroskey
NOTARY PUBLIC
My Commission expires: 9-7-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Virgil S Burgess
AFFIANT

Subscribed and sworn to before me this 14 day of AUGUST 2026.

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Allen McCroskey
NOTARY PUBLIC
My Commission expires: 9-7-26