File No. 210040074 # 16104 38598

QUITCLAIM DEED

TAMMY MCCAULEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Teresa Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of April, 2010.

Tammy McCauley
Notary Public

MY COMMISSION EXPIRES: . 10-19-13
(AFFIX SEAL)

Davidson County DEEDQC
Recvd: 04/16/10 15:04 3 pgs
Fees:17.00 Taxes:0.00
20100416-0028943

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Christopher Leahy		13615007100
(NAME)	(NAME)	
3541 Anderson Road	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Betty Jean Leahy Ewen**, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **Ryan Christopher Leahy,** HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 112 on the Plan of Harbour Town, Section Two, of record in Plat Book 4675, Pages 146-147, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Gregory T. Leahy and wife, Betty Jean Leahy, by Deed from Arthur C. McGrady and wife, Wilma McGrady, of record in Book 5167, Page 301, dated June 30, 1977 and filed for record on July 5, 1977, Register's Office for Davidson County, Tennessee.

Betty Jean Leahy now known as Betty Jean Leahy Ewen

This QuitClaim deed is being given to replace a lost quitclaim deed from Betty Jean Leahy (now known as Betty Jean Leahy Ewen) to Gregory T. Leahy. The said Gregory Thomas Leahy died intestate on February 8, 2010, leaving Ryan Christopher Leahy as his sole heir at law as evidenced by Docket 10P314, Clerk's Office for Probate Court for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3541 Anderson Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 13th day of April, 2010.

Betty Jean Leahy Ewen

Betty Jean Leahy Ewen

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Betty Jean Leahy Ewen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of April, 2010.

Commission expires: 10-19-13

Notary Public

File Number: 210040074

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167



I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-14-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY