THIS INSTRUMENT PREPARED BY:
National Deed Network
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDQC
Recvd: 12/17/10 12:14 4 pgs
Fees:22.00 Taxes:0.00
20101217-0100494

QUIT CLAIM DEED

TN 29477

New Owner(s) Address and mail tax statements to:
DANNY L MAUGANS
7533 OLD HARDING ROAD
NASHVILLE, TN 37221

Property Tax ID#:

For and in consideration of Ten and 00/100 Dollars ($10 00) and other good and valuable consideration, NICOLE R LEONORDI-MAUGANS, who acquired title as NICOLE R LEONARDI single person, as Grantor, and DANNY L MAUGANS, NICOLE R LEONARDI-MAUGANS, HUSBAND & WIFE, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 7533 OLD HARDING ROAD, NASHVILLE, TN 37221

Witness my hand this the 21st day of October, 2010

NICOLE R LEONORDI-MAUGANS
FKA NICOLE R LEONARDI

FKA

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named NICOLE R. LEANORD-MAUGANS, FKA NICOLE R. LEONARDI, a married person, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

JANA DRURY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Witness my hand and official seal this the 21st day of October 2010

Jana Drury

Notary Public
My Commission expires: MY COMMISSION EXPIRES: March 19, 2012

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.00

N. R. L. Maugans

Affiant's Name

SUMNER COUNTY TN NOTARY PUBLIC AT LARGE JANA DRURY

Subscribed and sworn to before me this the 21st day of October, 2010

Jana Drury

Notary
My Commission expires: MY COMMISSION EXPIRES: March 19, 2012

Name and Address of Property Owner:
Nicole R Leonardi-Maugans
7533 Old Harding Road
Nashville, TN 37221

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Nicole R Leonardi-Maugans
7533 Old Harding Road
Nashville, TN 37221

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance

Vantage Point

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING LOT NO. 696 ON THE PLAN OF SECTION 3, HARPETH WOODS, OF RECORD IN BOOK 5200, PAGE 270, REGISTER'S OFFICE FOR SAID COUNTY

BEING THE SAME PROPERTY CONVEYED TO NICOLE R. LEONARDI BY DEED FROM JULIAN E. BAXTER AND WIFE, MITZI E. BISHOP, RECORDED AUGUST 6, 2008 AT INSTRUMENT NUMBER 20080806-0081024.

COMMONLY KNOWN AS: 7533 OLD HARDING ROAD NASHVILLE, TN 37221

PARCEL ID: 14214017900

NRLM
DLM

True Copy Certification

I, Darell Near, 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 Florida

County of Pinellas

Personally appeared before me, Jocelyn K. Brown, a notary public for this county and state, Darell Near 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: 9/9/2011
Notary' Seal (if on paper)

