THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130002475 DEEDQC
Recvd: 01/09/13 15:05 2 pgs
Fees:12.00 Taxes:0.00
20130109-0003001

ADDRESS NEW OWNER:
Victoria Leonard
1253 Maritime Port
Antioch, TN 37013

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 164-08-0-B
Parcel 052.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee Victoria Leonard, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, **Robert Dennis, married,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Victoria Leonard, married,** hereinafter called the Grantee, their heirs and assigns, all of our right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 15, on the Final Plat of Lakewalk, Section Two, as the same appears of record in Instrument No. 20060209-0016039, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Victoria Leonard, married and Robert Dennis, married, joint tenants with rights of survivorship, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated September 26, 2008 and filed of record in Instrument No. 20081006-0101263, Register's Office for Davidson County, Tennessee.

This is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This is improved property known as 1253 Maritime Port, Antioch, Tennessee, 37013.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 7 day of January, 2013.

Robert Dennis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named, Robert Dennis, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this the 7th day of January, 2013.

Notary Public

My Commission Expires: 3/2/15

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is 0.

AFFIANT

Subscribed and sworn before me this 7th day of January, 2013.

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY