File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 05/12/15 11:05 2 pgs
Fees:12.00 Taxes:0.00
20150512-0043381

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/25

(AFFIX SEAL)

JAMES D. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH F. LEONARD, JR	Same	83-12-159
(NAME) 701 Eastland Court	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPH F. LEONARD, JR. AND WIFE, JANICE DARLENE LEONARD

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH F. LEONARD, JR, a married man,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 15th formerly the 11th Civil District of Davidson County, Tennessee, being Lot 3 on the Plan of Rosewood Heights, Section 6, Third Addition, of record in Book 2854, page 90, Register's Office for said County.

Beginning at a point in the westerly margin of Eastland Court, at the common corner of Lots 3 and 4; thence with a curve and with said Court in a southeasterly direction 61.2 feet to the common corner of Lots 2 and 3; thence with the line of said lots, southerly 60 feet to a monument a corner of Lots 1 and 2; thence in a southwesterly with the line between Lots 1 and 3; 177.7 feet to a monument; thence North 86° 17' West, 43 feet to a monument the southwest corner of Lot 3; thence North 3° 37' East, with the rear line of Lot 193, Section V, Rosewood Heights, North 3° 37" East, 146.6; feet to a monument a corner of Lots 192 and 193, Section V; continuing with the rear line of Lot 192, Section V, North 3° 37' East, 43.9 feet to the corner of Lots 3 and 4, Section VI, Third Addition, Rosewood Heights; thence easterly with the line of said lots, 143 feet to the point of beginning.

Being the same property conveyed to JOSEPH F. LEONARD, JR. AND WIFE, JANICE DARLENE LEONARD, by deed from MARY MARGARET KEEF, UNMARRIED, dated August 25, 1978 and filed of record in Book 5330, page 488, said Register's Office.

JOSEPH F. LEONARD, JR. and JANICE DARLENE LEONARD JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH WE MAY HAVE MARITAL OR OTHERWISE.

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 701 Eastland Court Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of May, 2015.

JOSEPH F. LEONARD, JR

JANICE DARLENE LEONARD

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JOSEPH F. LEONARD, JR. AND JANICE DARLENE LEONARD the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7 day of May, 2015

Commission expires: 2/25/19

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:
I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 5-7-15

Notary Public James C. Smith

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027