Davidson County	DEEDQC
Recvd: 08/24/15 07:46	5 pgs
Fees:27.00 Taxes:0.00	
20150824-0084880	

When Recorded Return To:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

Rec 1st
80033620

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 172120D42600CO

QUIT CLAIM DEED

THIS DEED made and entered into on this 12 day of August, 20 15, by and between **MELISSA S. LEONARDI, F/K/A MELISSA S. MONTGOMERY, A MARRIED WOMAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HER SPOUSE, SCOTT THOMAS LEONARDI**, a mailing address of 7235 ALTHORP WAY, APT T10, NASHVILLE, TN 37211, hereinafter referred to as Grantor(s) and **MELISSA S. LEONARDI AND SCOTT THOMAS LEONARDI, WIFE AND HUSBAND**, a mailing address of 7235 ALTHORP WAY, APT T10, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 7235 ALTHORP WAY, APT T10, NASHVILLE, TN 37211

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NO. 20080623-0064120, recorded on 06/23/2008 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

MELISSA S. LEONARDI, F/K/A MELISSA S. MONTGOMERY

SCOTT THOMAS LEONARDI

STATE OF OHIO
COUNTY OF ~~Miami~~ Montgomery
RS

Personally appeared before me, the undersigned notary public of the aforesaid County and State, MELISSA S. LEONARDI, F/K/A MELISSA S. MONTGOMERY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Huber Heights, OHIO, this 12 day of August, 2015.
~~TE~~
RS

Rhonda J Mathews
Notary Public
My Commission expires: 12/19/16

RHONDA J MATHEWS
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES
DECEMBER 19, 2016

STATE OF OHIO
COUNTY OF Montgomery

Personally appeared before me, the undersigned notary public of the aforesaid County and State, SCOTT THOMAS LEONARDI, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Huber Heights, OHIO, this 12 day of August, 2015.

Rhonda J Mathews
Notary Public
My Commission expires: 12/19/16

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.

RHONDA J MATHEWS
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES
DECEMBER 19, 2016

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

MELISSA S. LEONARDI

STATE OF OHIO
COUNTY OF ~~Miami~~ Montgomery

Sworn to before me this 12 day of August, 2015.

Notary Public
My Commission Expires: 12/19/16

RHONDA J MATHEWS
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES
DECEMBER 19, 2016

Name and address for person(s) responsible for taxes:

MELISSA S. LEONARDI AND SCOTT THOMAS LEONARDI
7235 ALTHORP WAY, APT T10
NASHVILLE, TN 37211

Name and address of property owner:

MELISSA S. LEONARDI AND SCOTT THOMAS LEONARDI
7235 ALTHORP WAY, APT T10
NASHVILLE, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. T-10, AS SHOWN ON EXHIBIT B2 & B6 TO THE SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (SECTION TWO, THE TOWN CENTER HOMES) OF RECORD AS INSTRUMENT NO. 20050324-0032209, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING A PART OF THE SAME PROPERTY SHOWN ON THE PLAN OF SECTION 2, THE TOWN CENTER HOMES AT LENOX VILLAGE, OF RECORD AS INSTRUMENT NO. 20050322- 0031182, IN SAID REGISTER'S OFFICE.

TAX ID NO.: 172120D42600CO

PROPERTY COMMONLY KNOWN AS: 7235 ALTHORP WAY, APT T10, NASHVILLE, TN 37211



I, LATHA PARAMESWARAN 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 Minnesota

County of Ramsey

Personally appeared before me, Xong Vang, a notary public for this county and state, LATHA PARAMESWARAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

XONG VANG
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

MY COMMISSION EXPIRES: January 31, 2017

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).