When Recorded Return to: Rec
Indecomm Global Services
As Recording Agent Only 18
1260 Energy Lane
St. Paul, MN 55108 80246051

Davidson County DEEDQC
Recvd: 03/14/16 08:45 5 pgs
Fees:27.00 Taxes:0.00
20160314-0023702

This instrument prepared by & send tax bills to:
Sean Leitzell and Jennifer Leitzell
102 Collingwood Avenue
Charleston, SC 29407

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **SEAN LEITZELL, HIS SUCCESSORS, HEIRS AND ASSIGNS.**, of 727 Kendall Drive, Nashville, TN 37209, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **SEAN LEITZELL AND JENNIFER LEITZELL, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY,** of 102 Collingwood Avenue, Charleston, SC 29407, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 42, SECTION 4, BROOKSIDE COURTS ADDITION NO. 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2083, PAGE 59, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO THE MATTERS SET FORTH BELOW, IF ANY, AS WELL AS ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, CONDITIONS, COVENANTS, AND RESTRICTIONS (AS MAY BE AMENDED OR SUPPLEMENTED), ALL EASEMENTS, UTILITY EASEMENTS OR RIGHTS OF WAYS FOR PUBLIC UTILITIES THAT APPEAR IN THE APPROPRIATE PUBLIC RECORD.

COUNTY OF DAVIDSON TAXES FOR THE YEAR 2014 AND THEREAFTER, NOT YET DUE AND PAYABLE.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SECTION 4, BROOKSIDE, COURTS ADDITION NO. 4, AS RECORDED IN PLAT BOOK 2083, PAGE(S) 59.

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OR SERVITUDES, IF ANY, APPEARING IN THE PUBLIC RECORDS.

PARCEL ID: 103-10-0-005-00

PROPERTY COMMONLY KNOWN AS: 727 KENDALL DRIVE, NASHVILLE, TN 37209

THIS BEING THE SAME PROPERTY CONVEYED TO SEAN LEITZELL, HIS SUCCESSORS, HEIRS AND ASSIGNS FROM JASON D. SPAIN, MARRIED, IN A DEED DATED NOVEMBER 15, 2013 RECORDED NOVEMBER 19, 2013 IN INSTRUMENT 20131119-0119434.

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN TESTIMONY WHEREOF I/We have executed this instrument of the 6 day of FEBRUARY, 2016.

SEAN LEITZELL

STATE OF ~~TENNESSEE~~ South Carolina

COUNTY OF ~~DAVIDSON~~ Charleston

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Joan Leitzell, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Charleston ~~Tennessee~~ South Carolina on this date of Feb. 6, 2016.

Notary Public
My Commission Expires: ~~3/10/2021~~ 3/10/2021

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Affiant

Subscribed and sworn to before me this the _____ day of _____, 20___.

see other page

Notary Public
My Comm. Expires: _____

IN TESTIMONY WHEREOF I/We have executed this instrument of the 6 day of FEBRUARY, 2016.

SEAN LEITZELL

~~STATE OF TENNESSEE~~ South Carolina

~~COUNTY OF DAVIDSON~~ Charleston

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Joan Leitzell, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Charleston, ~~Tennessee~~ South Carolina on this date of Feb. 6, 2016.

Notary Public
My Commission Expires: 3/10/2021

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Affiant

Subscribed and sworn to before me this the 3 day of March 2016

Notary Public
My Comm. Expires: 3/10/2021

SONIA M GATHERS NOTARY PUBLIC SOUTH CAROLINA

U05729456
7434 3/9/2016 80246051/1

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).