Davidson County DEEDQC
Recvd: 09/08/16 09:35 3 pgs
Fees:17.00 Taxes:0.00
20160908-0094440

NEW OWNER:

Legacy Holdings, LLC
PO Box 8235
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel Number:
150 07 0 039.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2734 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steve Delaney,** does hereby convey unto, **Legacy Holdings, LLC,** its successors and assigns, forever equally, all of its right, title and interest in and to the following tract or parcel of land, situate and lying in the Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, pages 55 and 56 Register's Office for Davidson County, Tennessee. Said Lot No. 43 fronts 65 feet on the Westerly margin on Stoneybrook Circle and extends back 138.52 feet on the southerly line and 138.52 feet on the northerly line to a dead line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to Steve Delaney by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1 Inc Trust, of record in Instrument 20130501-0043518, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3113 Stoneybrook Circle, Antioch, Tennessee 37013.

WITNESS SIGNATURE(S) this 2nd day of September 2016.

STEVE DELANEY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STEVE DELANEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument, as the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of September, 2016.

Celia Stewart Rouse
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/11/2019

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 2nd day of September, 2016.

Celia Stewart Rouse
Notary Public

My commission expires: 2/11/2019

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, 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.

Tammy Duncan

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18



(SEAL)