Davidson County DEEDQC
Recvd: 09/08/16 09:35 3 pgs
Fees:17.00 Taxes:0.00
20160908-0094441

NEW OWNER:

Legacy Holdings, LLC
PO Box 8235
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel Number:
10808016100

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:

Being a portion of Lot Number 28 of the East Lake Subdivision, Section 3, as shown by a map of record in Plat Book 5800, Page 151, Register's Office for Davidson County, Tennessee, and being described in a survey by McDonald Engineering dated March 3, 1983, as follows:

Being the Southerly half of said lot which fronts 56.29 feet on the Easterly right-of-way of Lakeford Drive and which is referred to as parcel 161, on the plat of record in Book 5800, Page 151, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steve Delaney by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument 20130429-0041972, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3206 Lakeford Drive, Nashville, Tennessee 37214.

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)