Davidson County DEEDQC
Recvd: 09/08/16 09:38 3 pgs
Fees:17.00 Taxes:0.00
20160908-0094446

NEW OWNER:

Legacy Holdings, LLC
PO Box 8235
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

Map: 086-04-0-A
Parcel: 013.00CO

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, **Steven T. Delaney and wife Sandra D. Delaney,** do 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. 68, on the Plan of Oakcrest, Phase 1-B, of record in Book 7900, Page 384, amended in Book 6900, Page 385, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven T. Delaney and wife, Sandra D. Delaney, by Deed from Michael W. Heilbronn, married, of record in Instrument 20040702-0079197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record in the Register's Office of the County affecting this property.

This is IMPROVED property known as 309 Oakcrest Court, Hermitage, Tennessee 37076.

WITNESS SIGNATURE(S) this 6th day of September, 2016.

STEVEN T. DELANEY

Sandra D. Delaney

SANDRA D. DELANEY

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 16th day of September, 2016.

NOTARY PUBLIC

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 3-27-18

****

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

Affiant

Sworn to and subscribed to before me, this the 16th day of Sept, 2016.

Notary Public

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE 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: 3-27-28



(SEAL)