Davidson County DEEDQC
Recvd: 08/30/17 12:52 4 pgs
Fees:22.00 Taxes:0.00
20170830-0089256

**THIS INSTRUMENT PREPARED BY:**

**MUSIC CITY ESTATE LAW**
**320 SEVEN SPRINGS WAY**
**BRENTWOOD, TENNESSE 37027**
**(615) 628-7775**

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer to a trust.

Lonnie E Legette
Affiant

Subscribed and sworn to before me, this 15th day of August 2017.

Just Gilbert
Notary public

My commission Expires:
July 11, 2021

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel #: |
|---|---|---|
| Lonnie Legette<br>Loretha Legette<br>3461 Calais Circle<br>Antioch, TN 37013 | Lonnie Legette<br>Loretha Legette<br>3461 Calais Circle<br>Antioch, TN 37013 | 150-09-0-A16-00-0C0 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Lonnie Legette and wife, Loretha Legette, the Grantors, do hereby quitclaim, transfer and convey unto Lonnie E. Legette and Loretha M. Legette, Trustees of the Lonnie and Loretha Legette Living Trust dated August 15, 2017, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 340 on the plan of Forest View Park, Section X, Phase 2, as of record in Plat Book 7900, page 720, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

# Tennessee Certification of Electronic Document

I, Arica J. Torres, do hereby make other that I am 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 TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Justin Gilbert, a Notary Public for this county and state, Arica J. Torres, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: July 11, 2021.




(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 registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731

Being the same property conveyed to Lonnie Legette and wife, Loretha Legette by Quitclaim Deed from Lonnie Legette recorded as Document No. 20050606-0064021, in Register's Office for Davidson County, Tennessee.

Subject to Deed to Forest View Park Homeowners Association, of record in Book 8794, page 151, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 7079, page 472, Book 7235, page 411, Book 8550, page 755, Book 9029, page 983, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 2244, page 13, Book 3463, page 126, Boook 3852, page 679, Book 4607, page 424, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3461 Calais Circle, Antioch, Tennessee 37013

Grantor conveys that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of August 2017.

Lonnie Legette

Lonnie Legette, Grantor

Loretha Legette

Loretha Legette, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Justin Gilbert, a Notary Public, Lonnie Legette and Loretha Legette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Justin Gilbert
Notary Public

My commission expires: July 11, 2021.

