File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 19278 DEEDQC
10/30/2017 10:51:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171030-0110874

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.
No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph F. Leonard, Jr.	Same	083 12 0 159.00
(NAME) 701 Eastland Court	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Joseph F. Leonard, Jr., a widower

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph F. Leonard, Jr., a unmarried man,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 15th formerly the 11th Civil District of Davidson County, Tennessee, being Lot 3 on the Plan of Rosewood Heights, Section 6, Third Addition, of record in Book 2854, page 90, Register's Office for said County.

Beginning at a point in the westerly margin of Eastland Court, at the common corner of Lots 3 and 4; thence with a curve and with said Court in a southeasterly direction 61.2 feet to the common corner of Lots 2 and 3; thence with the line of said lots, southerly 60 feet to a monument a corner of Lots 1 and 2; thence in a southwesterly with the line between Lots 1 and 3; 177.7 feet to a monument; thence North 86° 17' West, 43 feet to a monument the southwest corner of Lot 3; thence North 3° 37' East, with the rear line of Lot 193, Section V, Rosewood Heights, North 3° 37" East, 146.6; feet to a monument a corner of Lots 192 and 193, Section V; continuing with the rear line of Lot 192, Section V, North 3° 37' East, 43.9 feet to the corner of Lots 3 and 4, Section VI, Third Addition, Rosewood Heights; thence easterly with the line of said lots, 143 feet to the point of beginning.

Being the same property conveyed to JOSEPH F. LEONARD, JR., A MARRIED MAN, by deed dated May 7, 2015, of record as Instrument No. 20150512-0043381, said Register's Office.

Being the same property conveyed to JOSEPH F. LEONARD, JR. AND WIFE, JANICE DARLENE LEONARD, by deed from MARY MARGARET KEEF, UNMARRIED, dated August 25, 1978 and filed of record in Book 5330, page 488, said Register's Office.

Janice Leonard having predeceased her husband leaving him sole owner by operation of law on January 22,2016.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 701 Eastland Court Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever 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 hands this 20 day of October, 2017.

Joseph F. Leonard, Jr.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joseph F. Leonard, Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20 day of October, 2017.

Commission expires: 2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.